

official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

Please submit the completed application and fees to Norfolk County, Development and Cultural Services Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or 22 Albert Street Langton, ON N0E 1G0.

For Office Use Only:

File Number	<u>BNPL2017072</u>	SPRT Meeting	<u>—</u>
Related File Number	<u>BNPL2016272</u>	Application Fee	<u>\$1842</u>
Pre-consultation Meeting	<u>—</u>	Conservation Authority Fee	<u>—</u>
Application Submitted	<u>Apr 12/17</u>	OSSD Form Provided	<u>with previous app.</u>
Complete Application	<u>Apr 13/17</u>	Planner	<u>Aisha</u>
Public Notice Sign	<u>—</u>	PAC Meeting	<u>—</u>

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. Applicant Information

Name of Owner	<u>Douglas Gunn and Bayham Plantations Inc.</u>
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	<u>41644 John Wise Line</u>
Town and Postal Code	<u>St. Thomas, ON N5P 3S9</u>
Phone Number	<u>519-631-0700</u>
Cell Number	<u>—</u>
Email	<u>lawyers@gunn.on.ca</u>
Name of Applicant	<u>Same as Owner</u>

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____

David Roe, Civic Planning Solutions Inc.

Address _____

599 Larch Street

Town and Postal Code _____

Delhi, ON N4B 3A7

Phone Number _____

519-582-1174

Cell Number _____

Email _____

Name of Engineer _____

None

Address _____

Town and Postal Code _____

Phone Number _____

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 applicant noted above.

☒ Applicant

☒ Agent

☐ Owner

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

CIBC 440 Talbot Street, St. Thomas, ON N5P 3T7

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 545030031000000

Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Concession NLR Part Lot 7 (Houghton)

Municipal Civic Address (911 Number): 565 Lakeshore Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural A Zone

2. Is there a special provision or site specific zone on the subject lands?
No

3. The date the subject lands was acquired by the current owner: 1998

4. Present use of the subject lands:
Agricultural - cash crops such as corn and beans

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:
Dwelling, small shed, shop, 2 barns and greenhouse

Setbacks shown on sketch

6. If known, the date existing buildings or structures were constructed on the subject lands: _____

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:

No new buildings proposed

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

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:

12. Existing use of abutting properties:

Agricultural and non-farm residential

No livestock facilities in area

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:
Proposed hydro easement to service house.

10.014m wide, 957m² area, outside length - 104.58m

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Severance of dwelling made surplus through farm consolidation

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

Frontage: 51.487m

Depth: 99.98m

Width: 51.487m

Lot Area: 5228.6m²

Present Use: Agricultural

Proposed Use: Residential

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

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

Owners Name: see attached sheet

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 _____

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.

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
to be rezoned to prohibit new dwelling on retained lands as required by Norfolk OP

6. Does the requested amendment delete a policy of the Official Plan? ☒ Yes ☐ No

If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?

☒ Yes ☐ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

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

Lot frontage	568m	51.487m
Lot depth	705m/690m	99.98m/103.63m
Lot width	659m	51.487m
Lot area	101 acres	5228.6m ²
Lot coverage		66.67m
Front yard		23.03m
Rear yard		22.63m
Left Interior side yard		14.63m
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		

Entrance access width	_____	10m	_____
Exit access width	_____		_____
Size of fencing or screening	_____		_____
Type of fencing	_____		_____

9. Building Size

Number of storeys	_____	2	_____
Building height	_____	3.79m	_____
Total ground floor area	_____	131m ²	_____
Total gross floor area	_____	262m ²	_____
Total useable floor area	_____		_____

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	2+	_____
Number of visitor parking spaces	_____		_____
Number of accessible parking spaces	_____		_____
Number of off street loading facilities	_____		_____

11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

13. Institutional

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

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:
Knowledge of owner

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. 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 changes on severed or retained lands 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

No impact of ground water

4. 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.
5. 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 _____ adjacent

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. How many water meters are required? None

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

7. Name of road/street:

Lakeshore 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions

28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule

- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

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.

Owner/Applicant Signature: _____ Date: 23/03/17

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.

Owner/Applicant Signature: _____ Date: 23/03/17

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: 23/03/17

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.

Owner/Applicant Signature: _____ Date: 23/03/17

N. 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 Douglas Gunn & Bayham Plantations Inc. am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize 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.

Owner: Douglas Gunn & Bayham Plantations Inc. Date: 23/03/17

Owner: [Signature] Date: _____

O. 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: _____ Date: _____

Agent Signature: [Signature] Date: 23/03/17

P. 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: Simcoe, ON

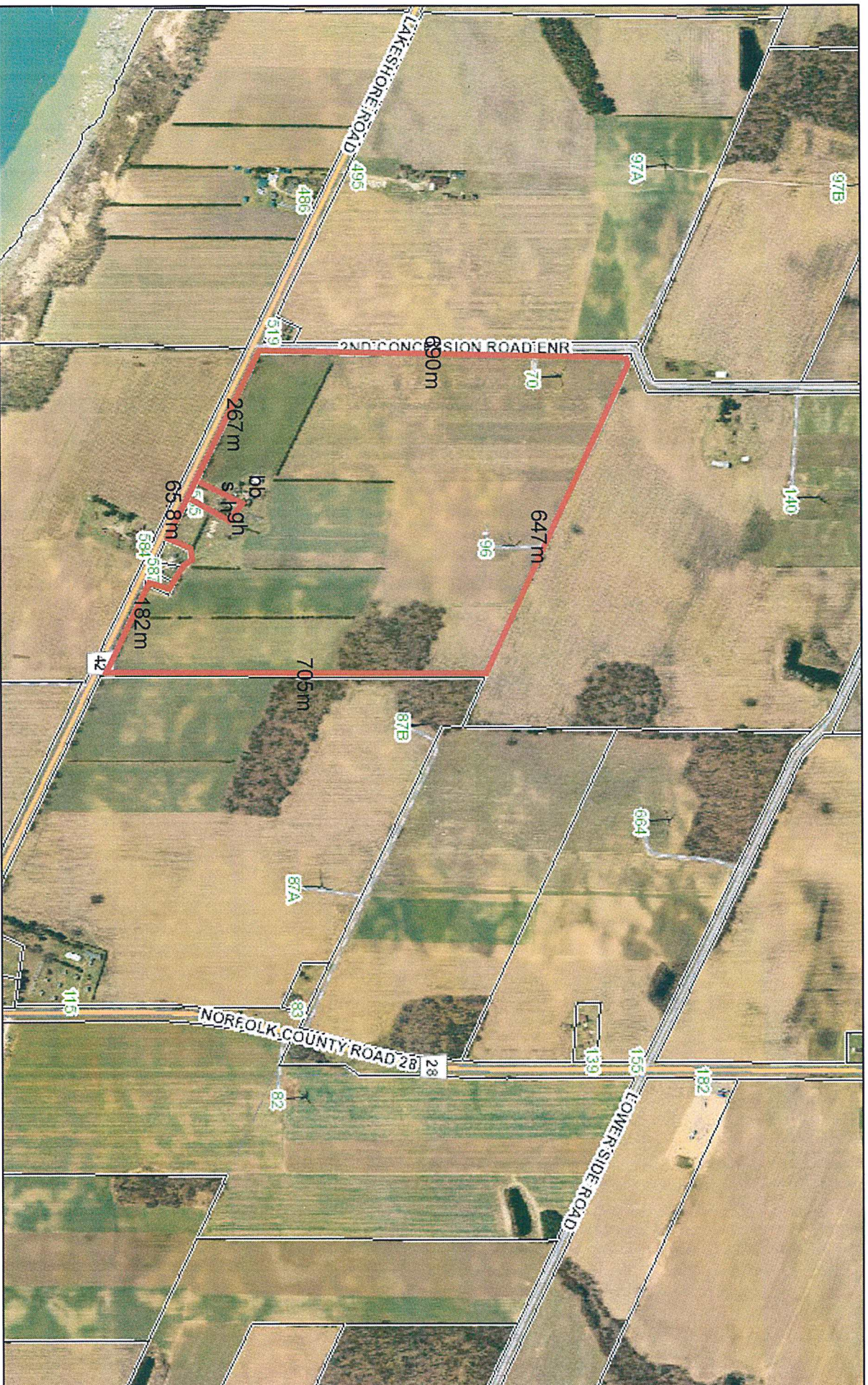
Owner/Applicant Signature: [Signature]

In Norfolk County This 12 day of Oct A.D., 20 17

A Commissioner, etc.: [Signature]

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

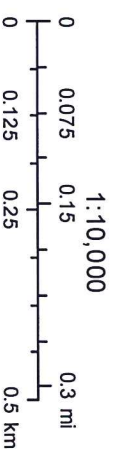
MAP NORFOLK - Community Web Map



February 26, 2017

□ Land Parcels

— Plan Lines

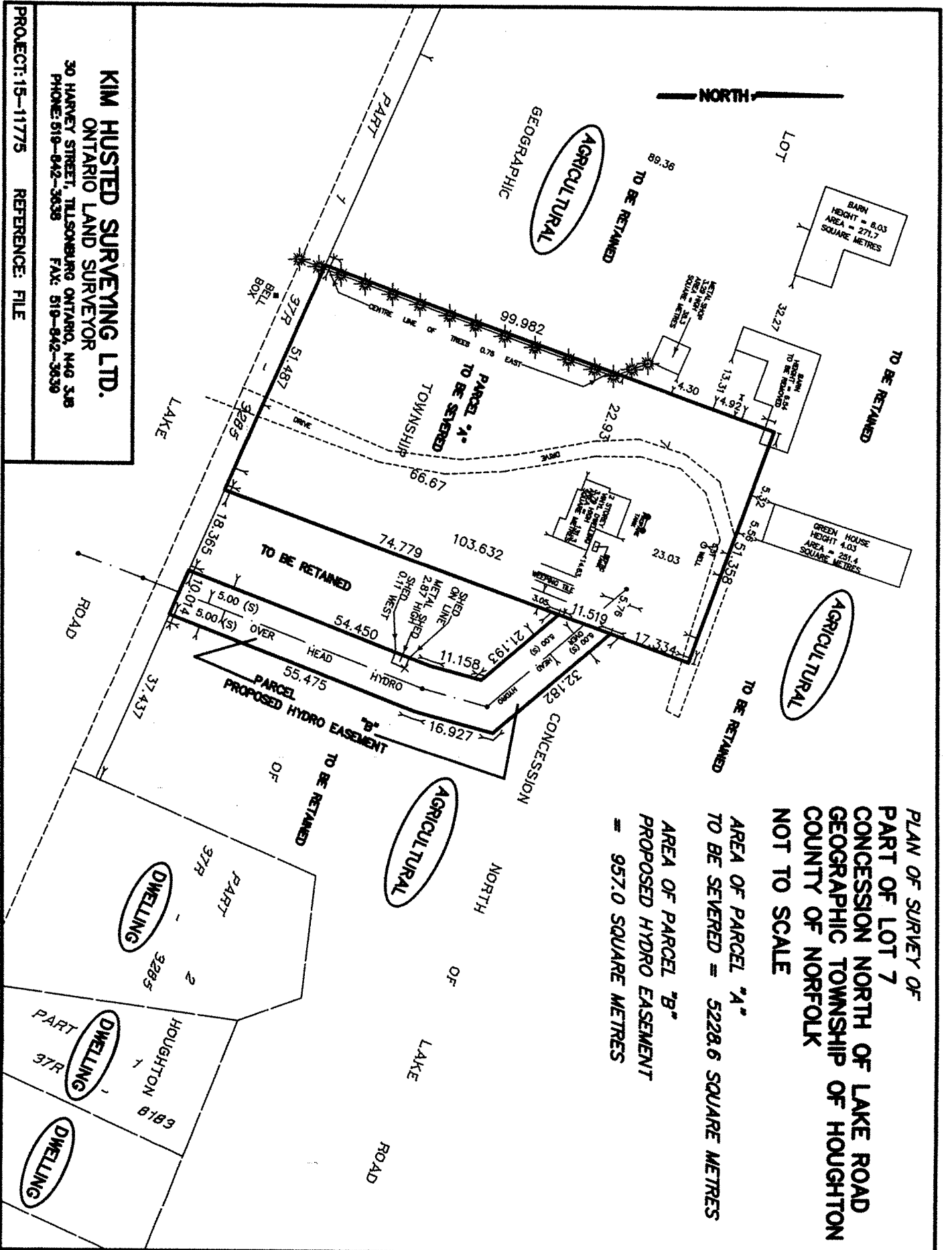


Queen's Printer for Ontario
Norfolk GIS

PLAN OF SURVEY OF
PART OF LOT 7
CONCESSION NORTH OF LAKE ROAD
GEOGRAPHIC TOWNSHIP OF HOUGHTON
COUNTY OF NORFOLK
NOT TO SCALE

AREA OF PARCEL "A"
TO BE SEVERED = 5228.6 SQUARE METRES

AREA OF PARCEL "B"
PROPOSED HYDRO EASEMENT
= 957.0 SQUARE METRES



KIM HUSTED SURVEYING LTD.

ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 15-11775 REFERENCE: FILE

Table 1 List of Owned and farmed Properties in Norfolk County

Owners name	Assessment roll #	Civic address	Acreage of Parcel	Workable Acreage	Farm type/crops grown	Dwelling present	Year dwelling built
Douglas Gunn and Bayham Plantations Inc. (1%)	545 030 03100	565 Lakeshore Rd.	100	87	Corn, cucumbers and hay	yes	1900
Douglas Gunn and Bayham Plantations Inc.(1%)	545 030 02100	155 County Rd. 28	50	40	Corn	no	n/a
Douglas Gunn	545 030 05700	No address	50	30	Corn	no	n/a
Douglas Gunn	545 030 03200	No address	100	90	Corn	no	n/a
Douglas Gunn	545 030 02800	No address	100	80	Corn	no	n/a
Douglas Gunn	545 030 02300	No address	50	90	Corn	no	n/a

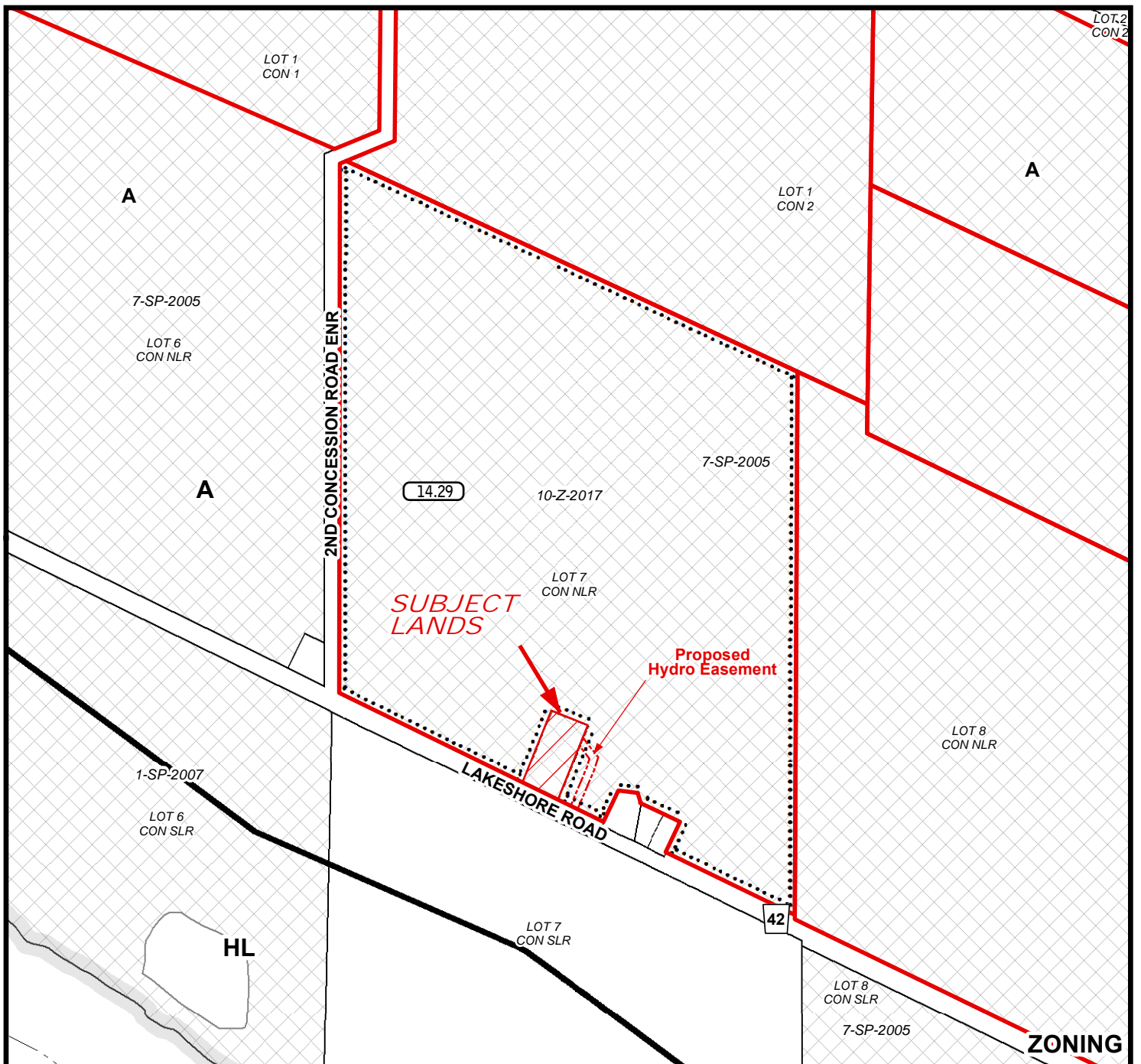
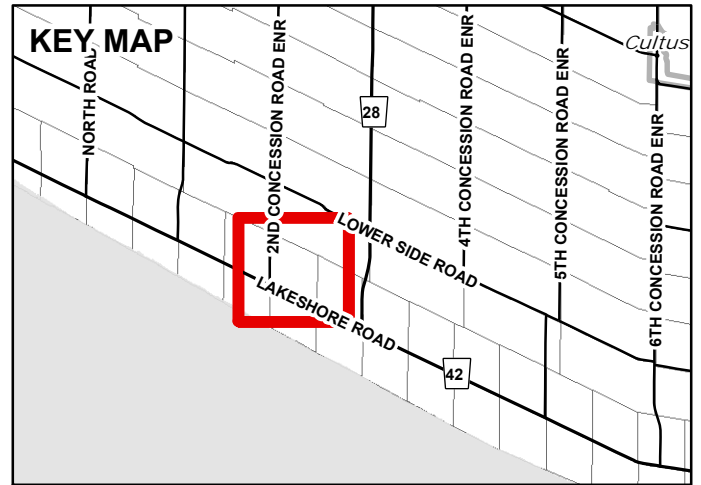
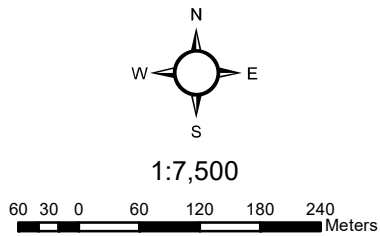
Table 2 List of Owned and farmed Properties in Elgin County

Owners name	Municipality	Concession and Lot #	Civic address	Acreage of Parcel	Workable Acreage	Farm type/crops grown	Dwelling present	Year dwelling built
Douglas, Andrew and Wendy Gunn	Central Elgin	Con 6 Parts Lots 1 and 2	42192 John Wise Line	227	106	Beef cow/calf operation Hay and pasture	yes	1855
Douglas Gunn and Leanne Jane Taylor Simpson	Southwold	Range 1 East of River Road	41644 John Wise Line	100	66	Beef cow/calf operation hay and pasture	yes	1972
Douglas Gunn	Bayham	Con 2 S PT Lot 25	5275 Godby Road	50	36	Corn	no	n/a
Douglas Gunn	Bayham	Con 2 PT Lot 26	57388 Glen Erie Line	100	56	Corn	no	n/a

MAP 1

File Number: BNPL2017072

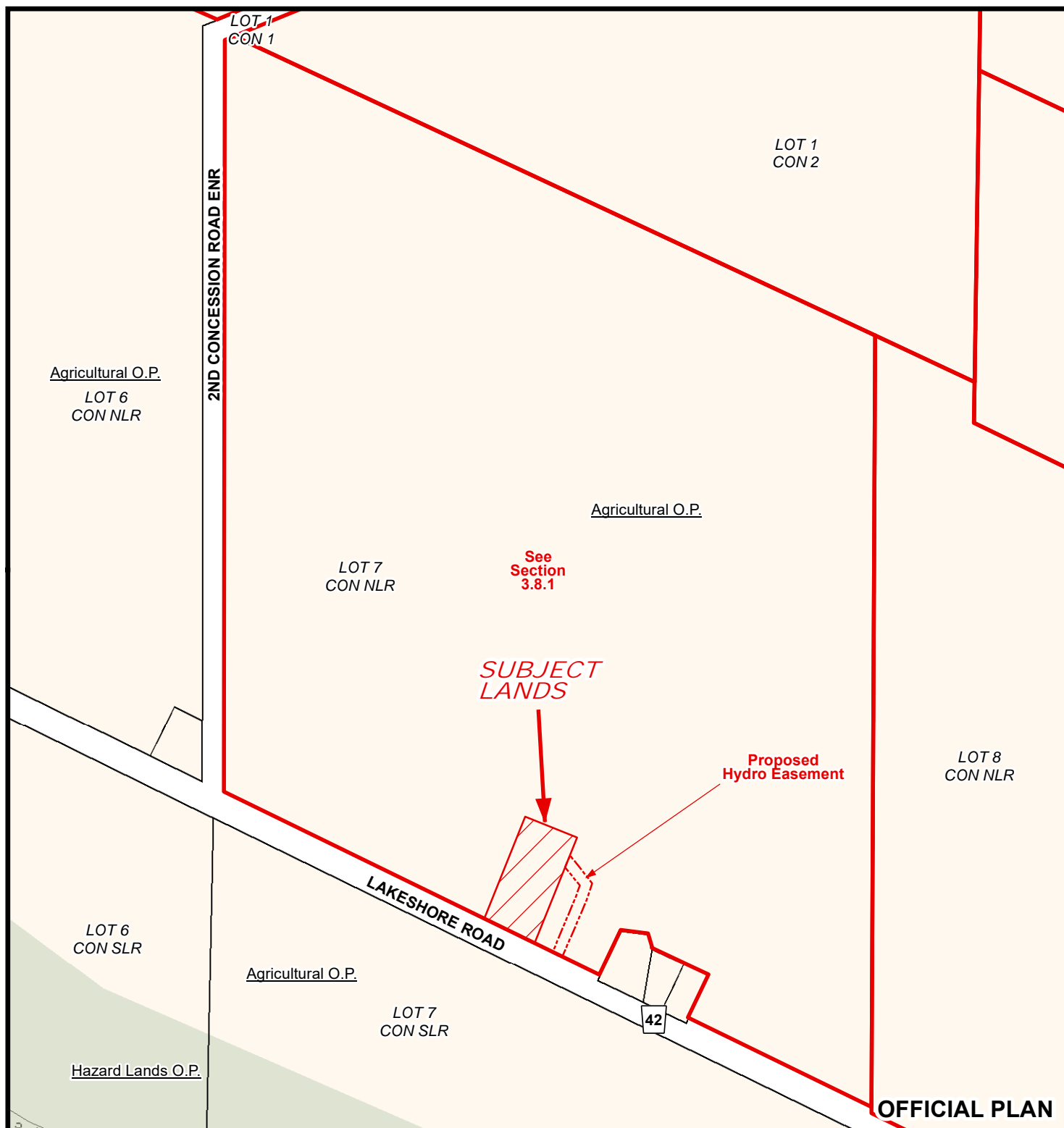
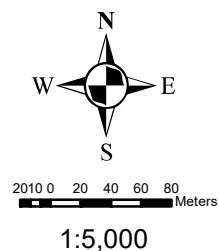
Geographic Township of
HOUGHTON



MAP 2

File Number: BNPL2017072

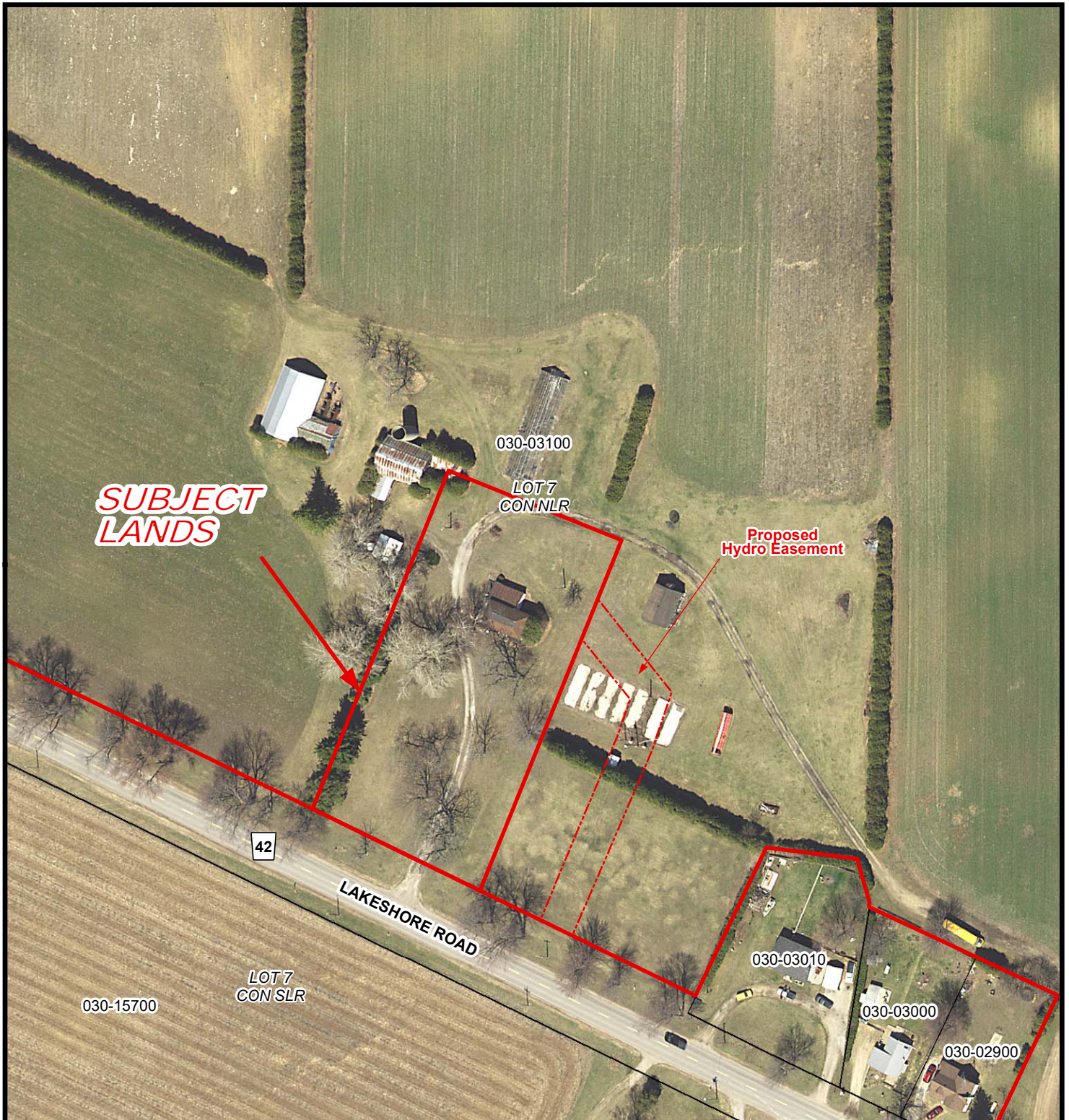
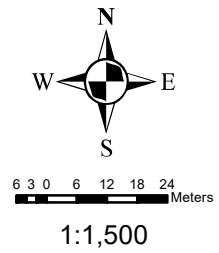
Geographic Township of HOUGHTON



MAP 3

File Number: BNPL2017072

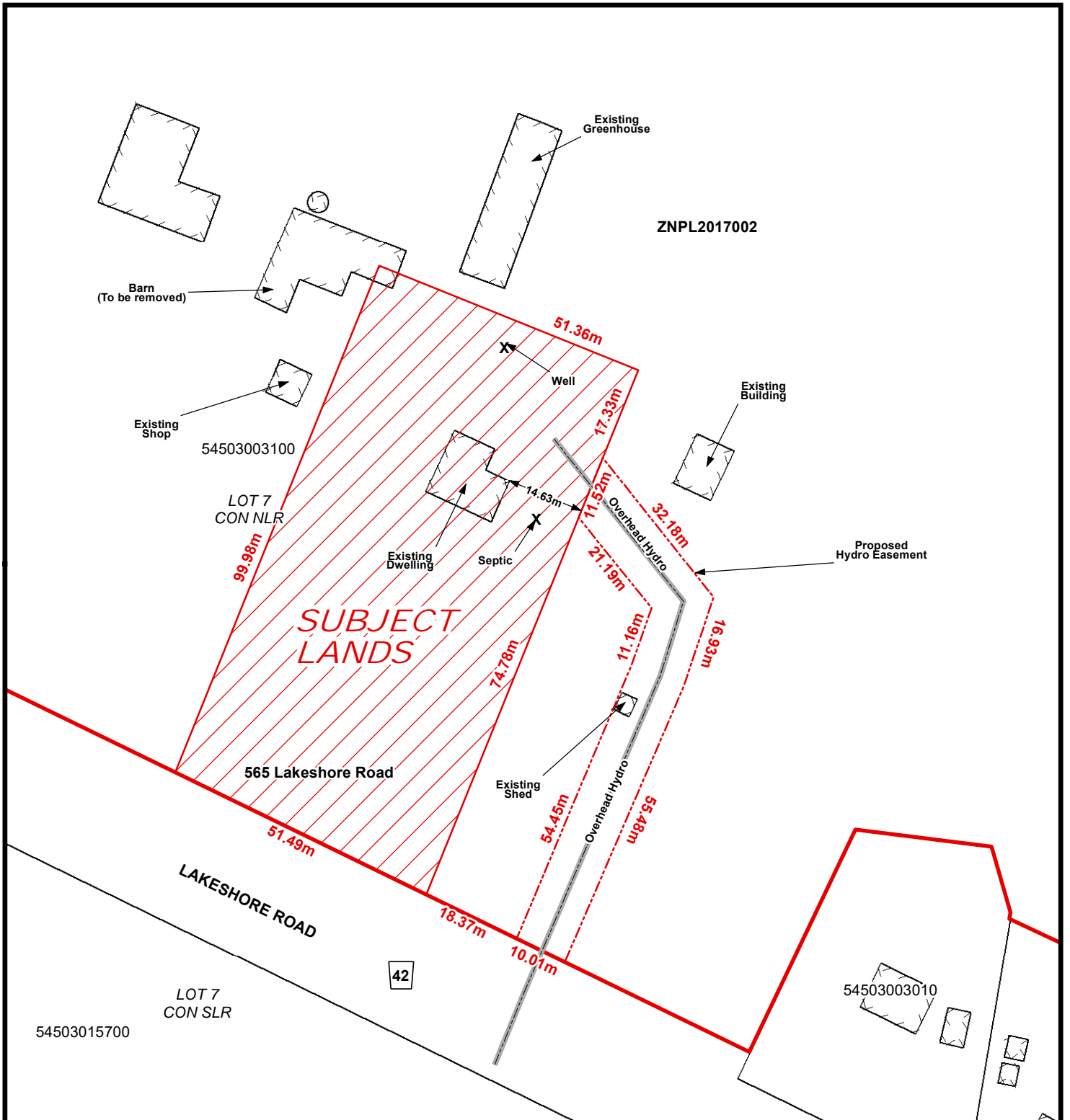
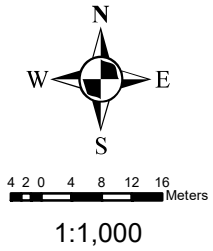
Geographic Township of HOUGHTON



MAP 4

File Number: BNPL2017072

Geographic Township of HOUGHTON



Geographic Township of HOUGHTON

