

File Number	<u>BNPL2017196</u>	Application Fee	<u>\$1842.00</u>
Related File Number	<u>/</u>	Conservation Authority Fee	<u>                    </u>
Pre-consultation Meeting	<u>/</u>	OSSD Form Provided	<u>                    </u>
Application Submitted	<u>Sept. 15-2017.</u>	Planner	<u>                    </u>
Complete Application		Public Notice Sign	<u>                    </u>

<input checked="" type="checkbox"/>	Consent/Severance
<input type="checkbox"/>	Surplus Farm Dwelling Severance and Zoning By-law Amendment
<input type="checkbox"/>	Minor Variance

Property Assessment Roll Number: 335 010 87400 0000

## Name of Owner

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.

Ownership within 60 days of each change

Address	Box 1477, 114 Anty St
Town and Postal Code	Waterford
Phone Number	519 7575595
Cell Number	519 4436443
Email	murray@murraygibbons.com

**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, notices, etc., in respect of this application will be forwarded to the agent noted above

☒ Owner

□ Agent

**RECEIVED**

SEP 19 2017 Revised May 2017  
Development Application

NORFOLK COUNTY  
LANGTON ADMINISTRATION BUILDING



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): WAT PLAN 19B BLK 21  
pt lot 5 RP 37R-9302 pt 1 + 2

Municipal Civic Address: meekins st

Present Official Plan Designation(s): R1

Present Zoning: R1

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: 2003

4. Present use of the subject lands: vacant residential

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:

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.

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:

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:

*east side row single family home #136*

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, m<sup>2</sup> or %, etc.

Lot frontage

*100' 36.45m.*

Lot depth

*~650' 198m.*

Lot width

*~190' 57.9m.*

Lot area

*2.6320 / 1.06ha.*

Lot coverage



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):

          /           mg.

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

          /           mg.

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

Frontage: 44' - 13.4m

Depth: 120' - 36.5m

Width: 146' - 44.5m

Lot Area:                                 

Present Use: vacant.

Proposed Use: vacant.

Proposed final lot size (if boundary adjustment):                                 

Description of land intended to be retained in metric units:

Frontage: 100' - 30.48m

Depth: 650' - 198m.

Width:                                 

Lot Area:                                 

Present Use: vacant

Proposed Use: residential



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

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):

Great Lakes Land + Farm Corp.

7. 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. 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:

*50 year ownership - talked to them  
plus long standing part of the community*

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. 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

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

---

Sewage Treatment

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

## 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.**

Storm Drainage

☒ Storm sewers

☐ Open ditches

☐ Other (describe below)

mg

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:

Mechanic Street.

### G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

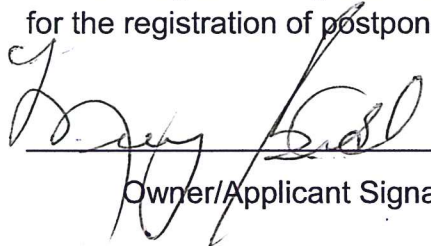
If yes, how many people are employed on the subject lands?

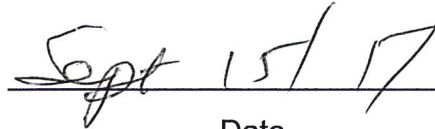
2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.



### I. Transfers, Easements and Postponement of Interest

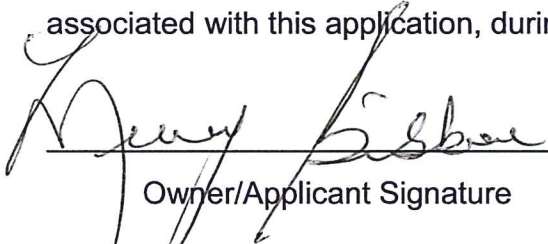
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

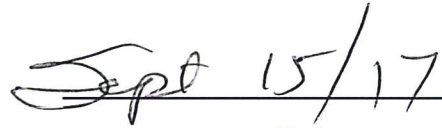
  
Owner/Applicant Signature

  
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.

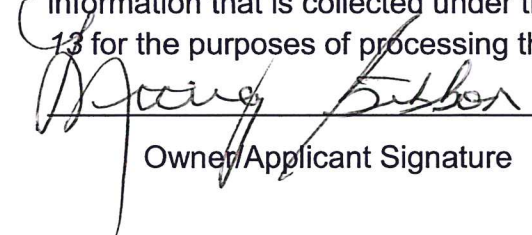
  
Owner/Applicant Signature

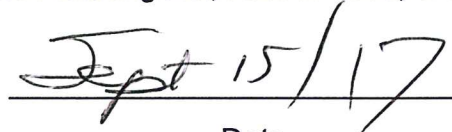
  
Date

### 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.

  
Owner/Applicant Signature

  
Date

#### **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.

_____	_____
Owner	Date
_____	_____
Owner	Date

#### **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.

_____	_____
Applicant Signature	Date
_____	_____
Agent Signature	Date

**N. Declaration**

I, MURRAY GIBONS of Waterford 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:

185 ROBINSON STREET

[Signature]  
Owner/Applicant Signature

In SIMCOE

This 15 day of SEPTEMBER

A.D., 2017

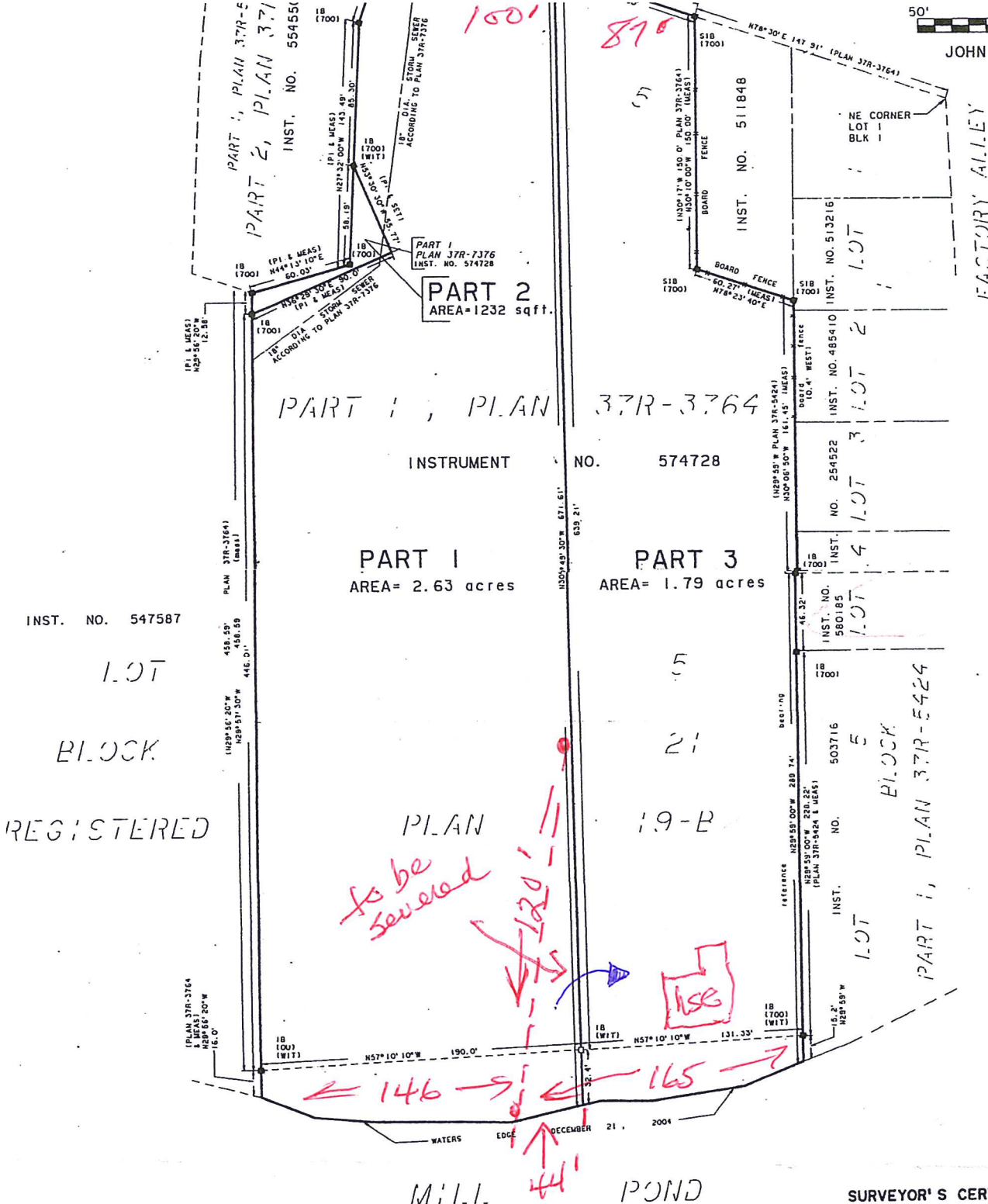
Shannon Nichole Van Dalen, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires November 5, 2018.

[Signature]  
A Commissioner, etc.



50' 0' 50' 100'

JOHN B. DODD O.L.S.



LEGEND:

- SIB DENOTES A STANDARD IRON BAR 1" x 1" x 4.0'
- IB DENOTES AN IRON BAR 5/8" x 5/8" x 2.0'
- (996) DENOTES JOHN B. DODD LTD., ONTARIO LAND SURVEYORS
- (700) DENOTES JEWITT & DIXON LTD., ONTARIO LAND SURVEYORS
- (1321) DENOTES RASCH & CHAMBERS LTD., ONTARIO LAND SURVEYORS
- (1416) DENOTES WEST & RUUSKA LTD., ONTARIO LAND SURVEYORS
- (OU) DENOTES 'ORIGIN UNKNOWN'
- PI DENOTES PLAN 37R-7376
- DENOTES A 'FOUND' MONUMENT
- DENOTES A 'SET' MONUMENT
- DENOTES A FENCE LINE
- WIT DENOTES 'WITNESS'

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
  - THIS SURVEY WAS COMPLETED ON THE 21ST DAY OF DECEMBER

JANUARY 13, 2005.  
(DATE)

*John B. Dodd*  
JOHN B. DODD  
ONTARIO LAND SURVEY



JOHN B. DODD LIMITED  
ONTARIO LAND SURVEYORS  
101 UNION STREET, P.O. BOX 362  
SIMCOE, ONTARIO N3Y 4L2  
PHONE 519 428 0811  
FAX 519 428 1877

FILE No.: 571

NOTE: DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

BEARING REFERENCE:  
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EAST WIT OF LOT 5, BLOCK 21, BEING N29°59'W ACCORDING TO PLAN 37R-5424.



PARTS	LOT	BLOCK	REG'D PLAN	INSTRUMENT NO.
1,2,3	5	21	19-B	574728

PART 2 IS SUBJECT TO A SEWER PIPE EASEMENT  
IN INSTRUMENT NO. 574728.

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE REGISTRY ACT.

(DATE) JULY 27, 2005

*John B. Dodd*  
JOHN B. DODD O.L.S.

PLAN 37R 93C  
RECEIVED AND DEPOSITED

(DATE) JULY 27, 2005

*K. Bendure*  
LAND REGISTRAR FOR THE REGISTRY  
DIVISION OF NORFOLK (197)

PLAN OF SURVEY  
OF PART OF  
**LOT 5, BLOCK 21**  
**REGISTERED PLAN 19-B**  
IN THE  
TOWN OF WATERFORD  
NOW IN  
**NORFOLK COUNTY**

SCALE 1" = 50'



JOHN B. DODD O.L.S.

MECHANIC STREET

STREET

FACTORY ALLEY

PART 1, PLAN 37R-5579  
PART 2, PLAN 37R-7376  
INST. NO. 554550

PART 2  
AREA=1232 sqft.

PART 1, PLAN 37R-3764

INSTRUMENT NO. 574728

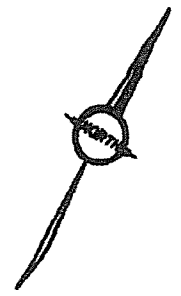
PART 1  
AREA= 2.63 acres

PART 3  
AREA= 1.79 acres

PLAN

19-B

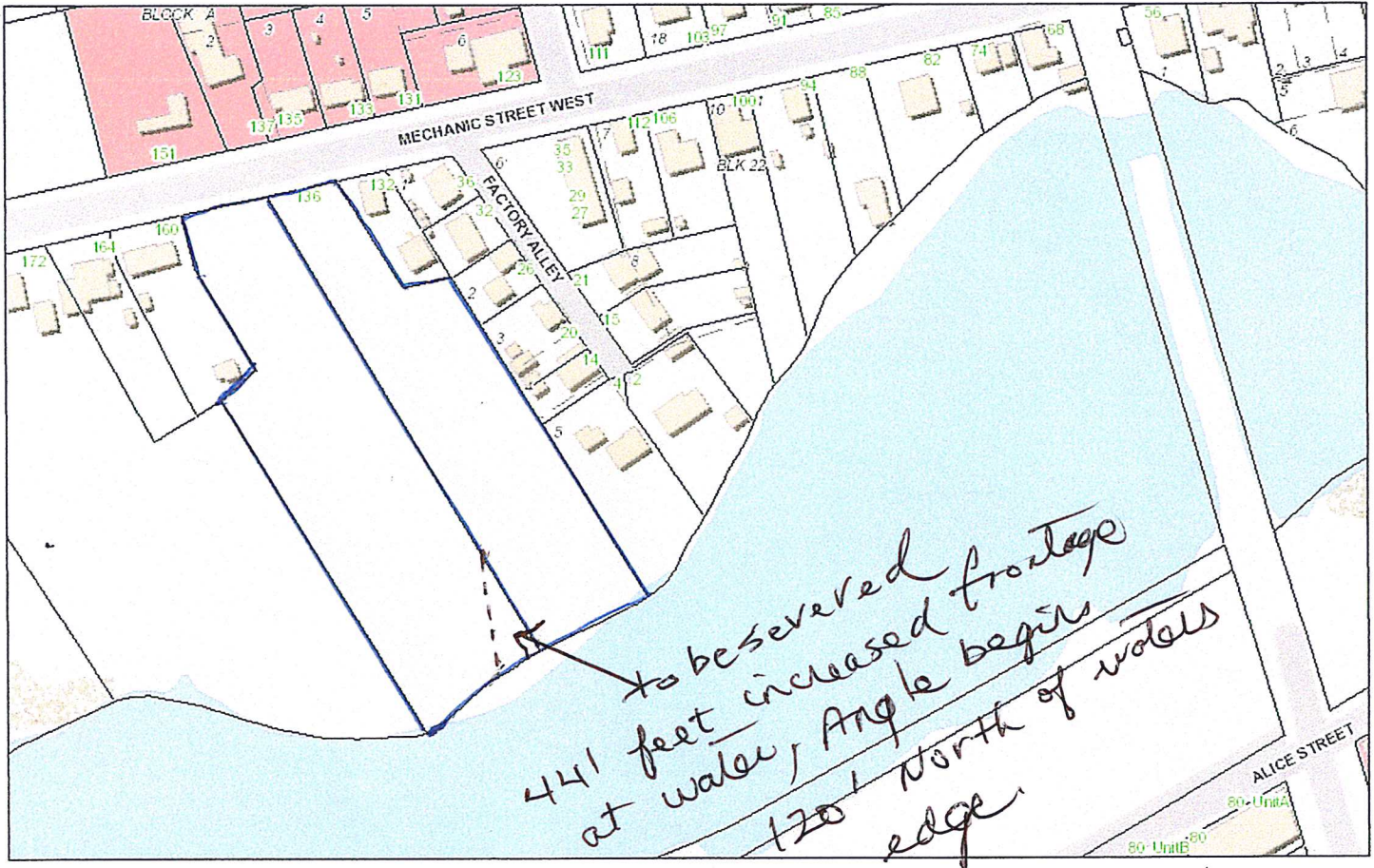
PART 1, PLAN 37R-5424  
BLOCK 21  
LOT 5



LOT  
BLOCK  
REGISTERED

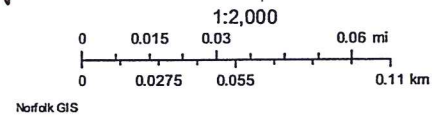


# MAP NORFOLK - Community Web Map



August 22, 2017

- Land Parcels
- Plan Lines



Norfolk GIS  
 © Norfolk County

#160

#136  
mechanic St

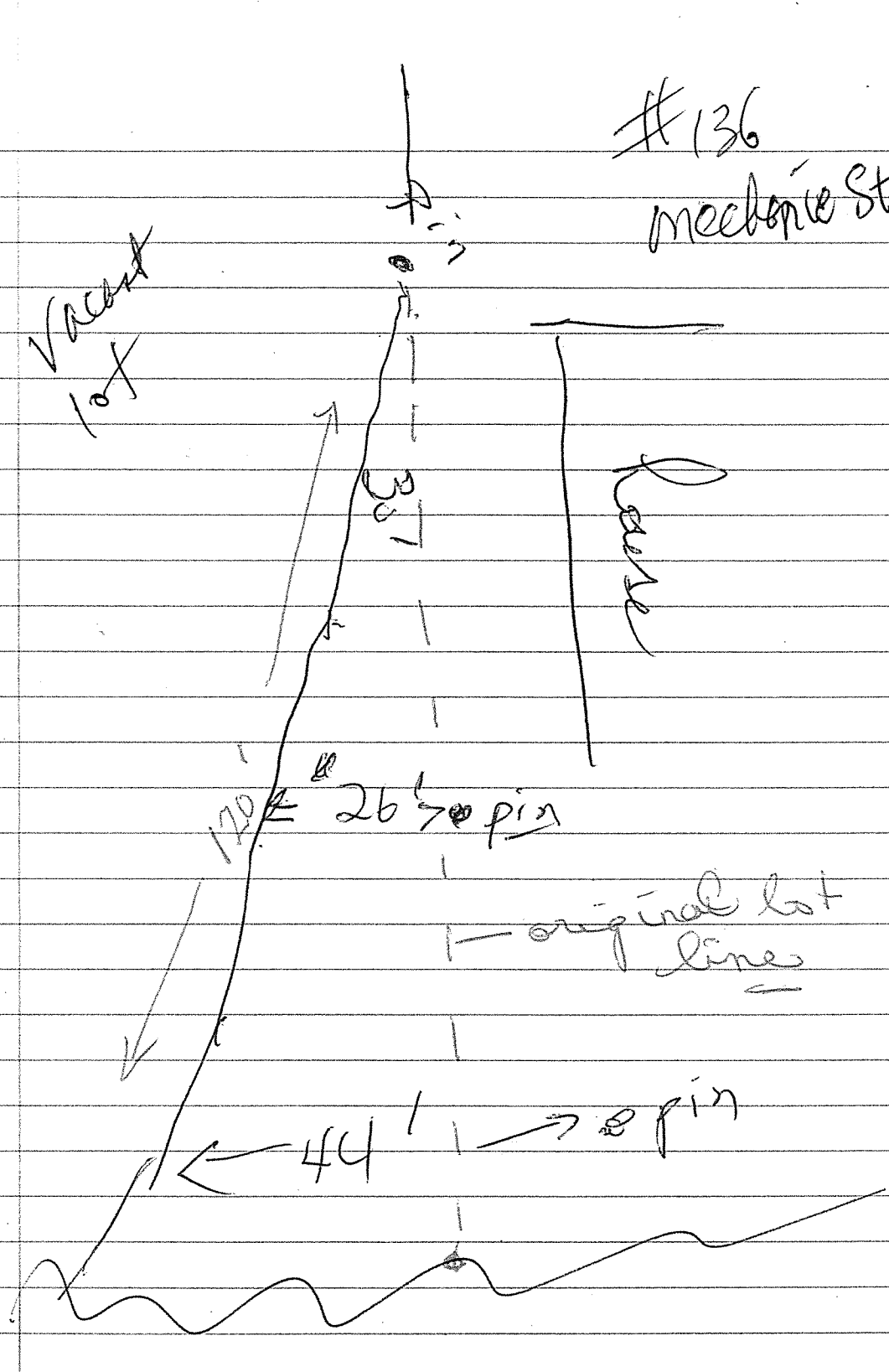
Vacant  
lot

house

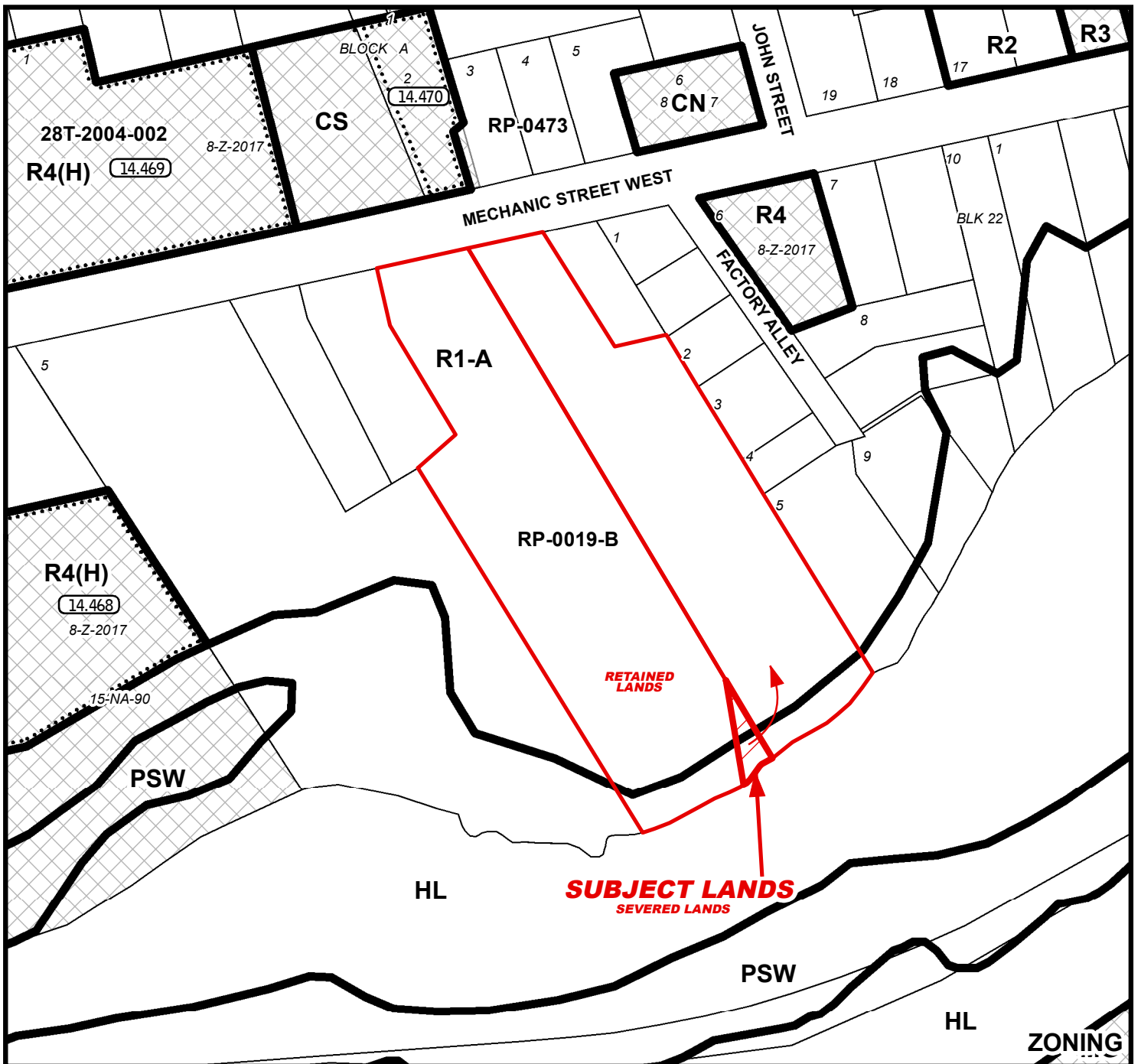
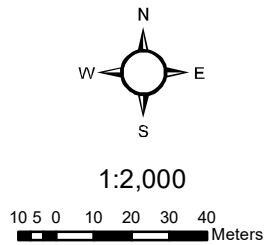
120'  $\approx$  26'  $\rightarrow$  pin

original lot  
line

44'  $\rightarrow$  pin



**MAP 1**  
**File Number: BNPL2017196**  
Urban Area of  
**WATERFORD**



# MAP 2

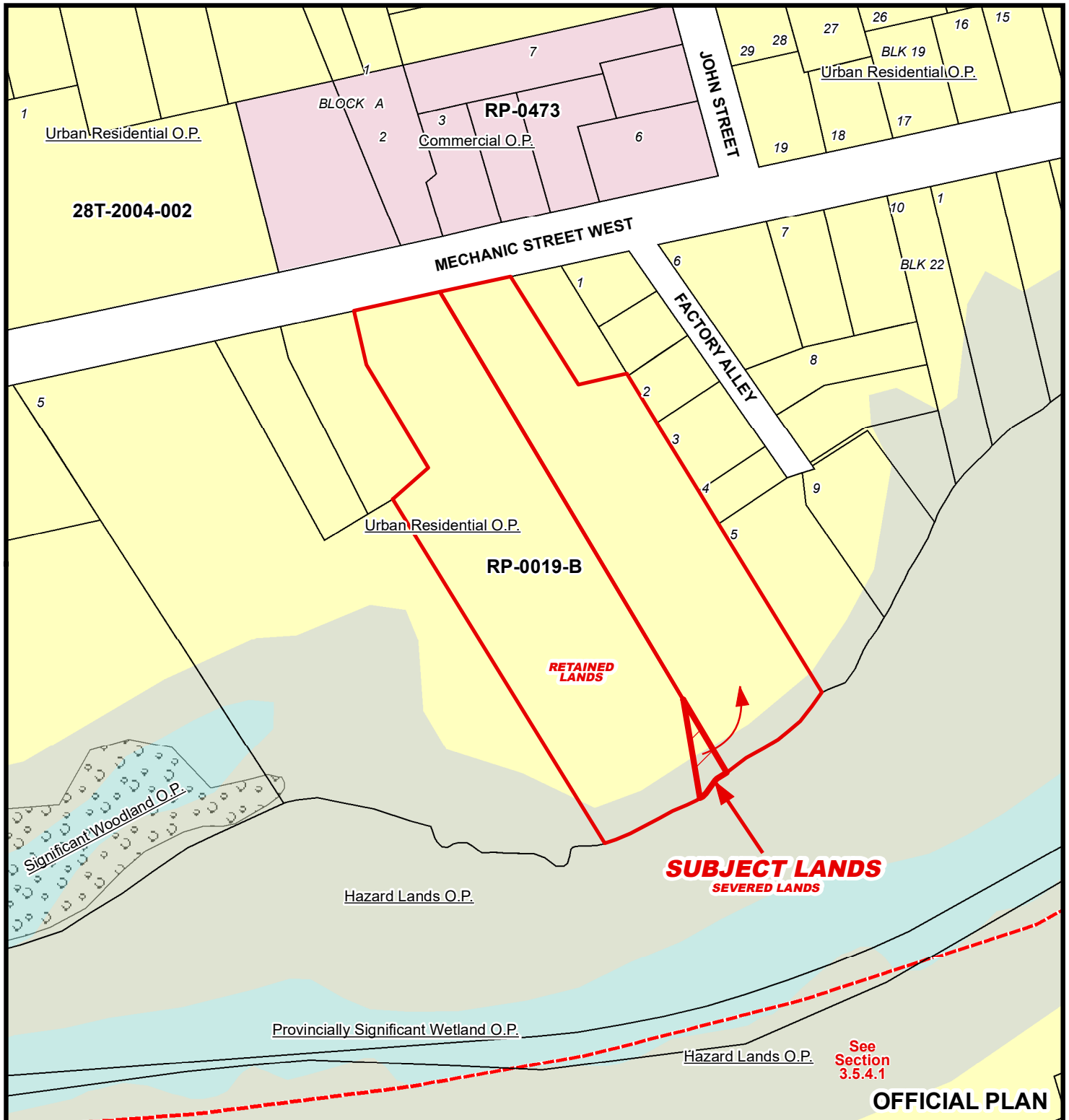
File Number: BNPL2017196

Urban Area of WATERFORD



8 4 0 8 16 24 32 Meters

1:2,000



OFFICIAL PLAN

9/22/2017



# MAP 3

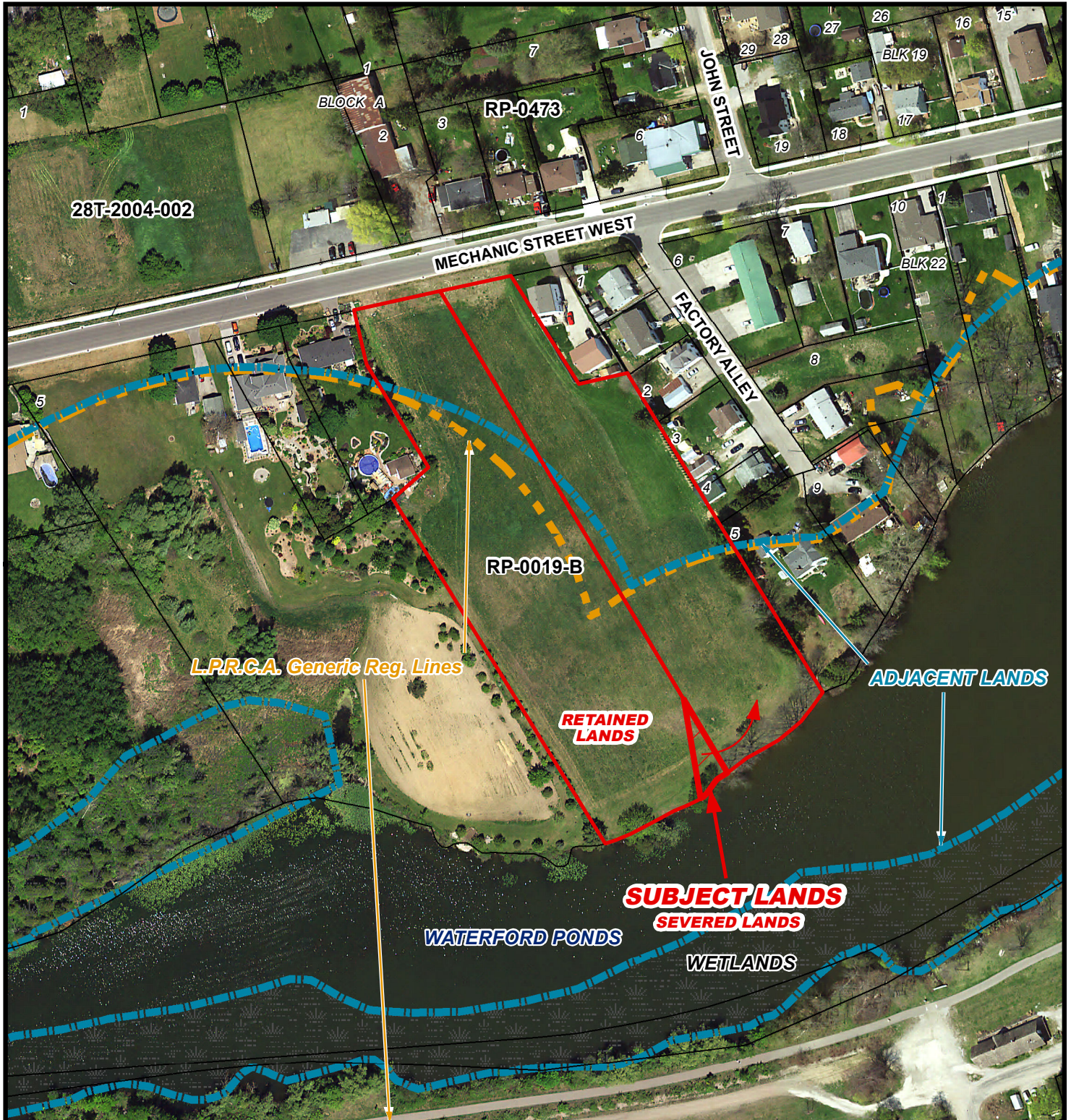
File Number: BNPL2017196

Urban Area of WATERFORD



8 4 0 8 16 24 32 Meters

1:2,000

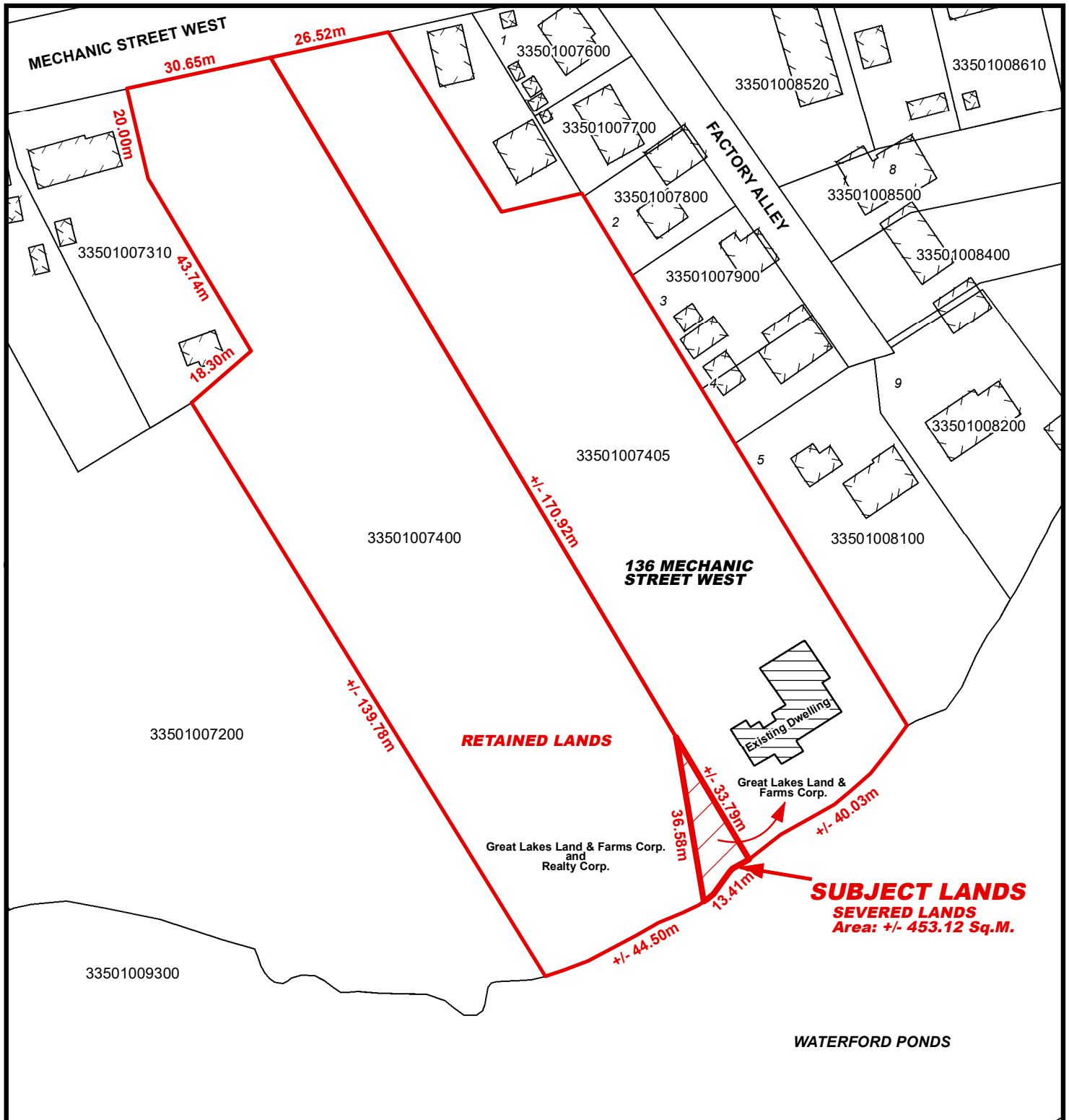
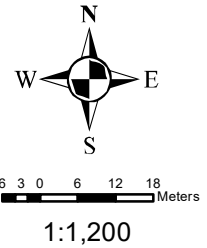




# MAP 4

File Number: BNPL2017196

Urban Area of WATERFORD



# LOCATION OF LANDS AFFECTED

File Number: BNPL2017196

Urban Area of WATERFORD

