

**For Office Use Only:**

File Number	<u>BNPL2017208</u>	Application Fee	<u>1842<sup>00</sup></u>
Related File Number	<u>                    </u>	Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting	<u>                    </u>	OSSD Form Provided	<u>yes.</u>
Application Submitted	<u>Sept 22 2017</u>	Planner	<u>Mat</u>
Complete Application	<u>Sept 22 2017</u>	Public Notice Sign	<u>                    </u>

**Check the type of planning application(s) you are submitting.**

- ☒ Consent/Severance  
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☐ Minor Variance

**Property Assessment Roll Number:** 49304030000**A. Applicant Information****Name of Owner** John Henry Smith Lands Inc.

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** P.O. Box 266**Town and Postal Code** Simcoe, ON N3Y 4L1**Phone Number** 519-427-3333**Cell Number**                     **Email**                     **Name of Agent** Civic Planning Solutions Inc (David Roe)**Address** 599 Larch Street**Town and Postal Code** Delhi, ON N4B 3A7**Phone Number** 519-582-1174**Cell Number**                     **Email** dfrfez@bellnet.ca

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



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):

Lots 1,2,3,4,5 & 6, Block 3, Plan 34-B and Part of Lot 13, Concession 13  
Charlottetown (Walsh)

Municipal Civic Address: 1310 and 1308 Turkey Point Road

Present Official Plan Designation(s): Hamlet

Present Zoning: MR

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:

14.242 Permits a truck terminal and related office, existing dwellings permitted

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

4. Present use of the subject lands:

former truck terminal and 2 residential dwellings

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:

See attached sheet

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:

Not at this time

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:

Industrial and residential

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:  
3.048m wide access right of way (466m<sup>2</sup>) on retained parcel

### 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

\_\_\_\_\_

\_\_\_\_\_

Lot depth

\_\_\_\_\_

\_\_\_\_\_

Lot width

\_\_\_\_\_

\_\_\_\_\_

Lot area

\_\_\_\_\_

\_\_\_\_\_

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):

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

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

Frontage:	50m
Depth:	58.5m
Width:	50m
Lot Area:	2680m <sup>2</sup>
Present Use:	Industrial but used for residential purposes
Proposed Use:	Residential
Proposed final lot size (if boundary adjustment):	_____

Description of land intended to be retained in metric units:

Frontage:	38.51m
Depth:	120.7m
Width:	311.39m
Lot Area:	15590m <sup>2</sup>
Present Use:	Industrial with dwelling used for residential purposes
Proposed Use:	Industrial

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):

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

Owners Name: N/A \_\_\_\_\_

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.):

Truck terminal

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:

Phase II Environmental Site Assessment prepared by Englobe May 29, 2017

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:

No new development is 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

If no, please explain:

No new development is proposed

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 300m West

**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 300m West

**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 \_\_\_\_\_ adjacent

**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. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway  
☐ Unopened road ☐ Other (describe below)

Name of road/street:

Turkey Point Road, Elizabeth Street

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**G. Other Information**

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

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

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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. 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:

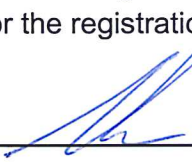
- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

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.

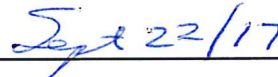
**All final plans must include the owner's signature as well as the engineer's signature and seal.**

### 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.



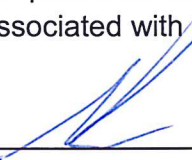
Owner/Applicant Signature



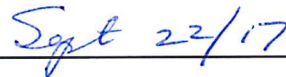
Date

### 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.



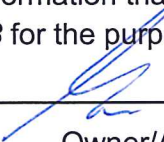
Owner/Applicant Signature



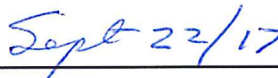
Date

### 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 John Henry Smith Land 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

Sept 20/17  
\_\_\_\_\_  
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

Sept 22/17  
\_\_\_\_\_  
Date

**N. Declaration**

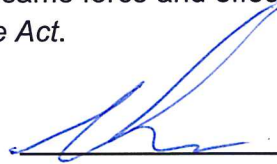
I, David Roe of Norfolk County

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:

Langton



Owner/Applicant Signature

In Norfolk County

This 22 day of September

A.D., 20 17



A Commissioner, etc.

**MATHEW VINCENT VAUGHAN, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires September 21, 2018.**

Smith 1308 Turkey Point Road B - 5

Dwelling 1 storey, 101m<sup>2</sup>, Height - 6.5m (see sketch for setbacks)

Garage 1 storey, 63m<sup>2</sup>, Height - 4.5m (see sketch for setbacks)

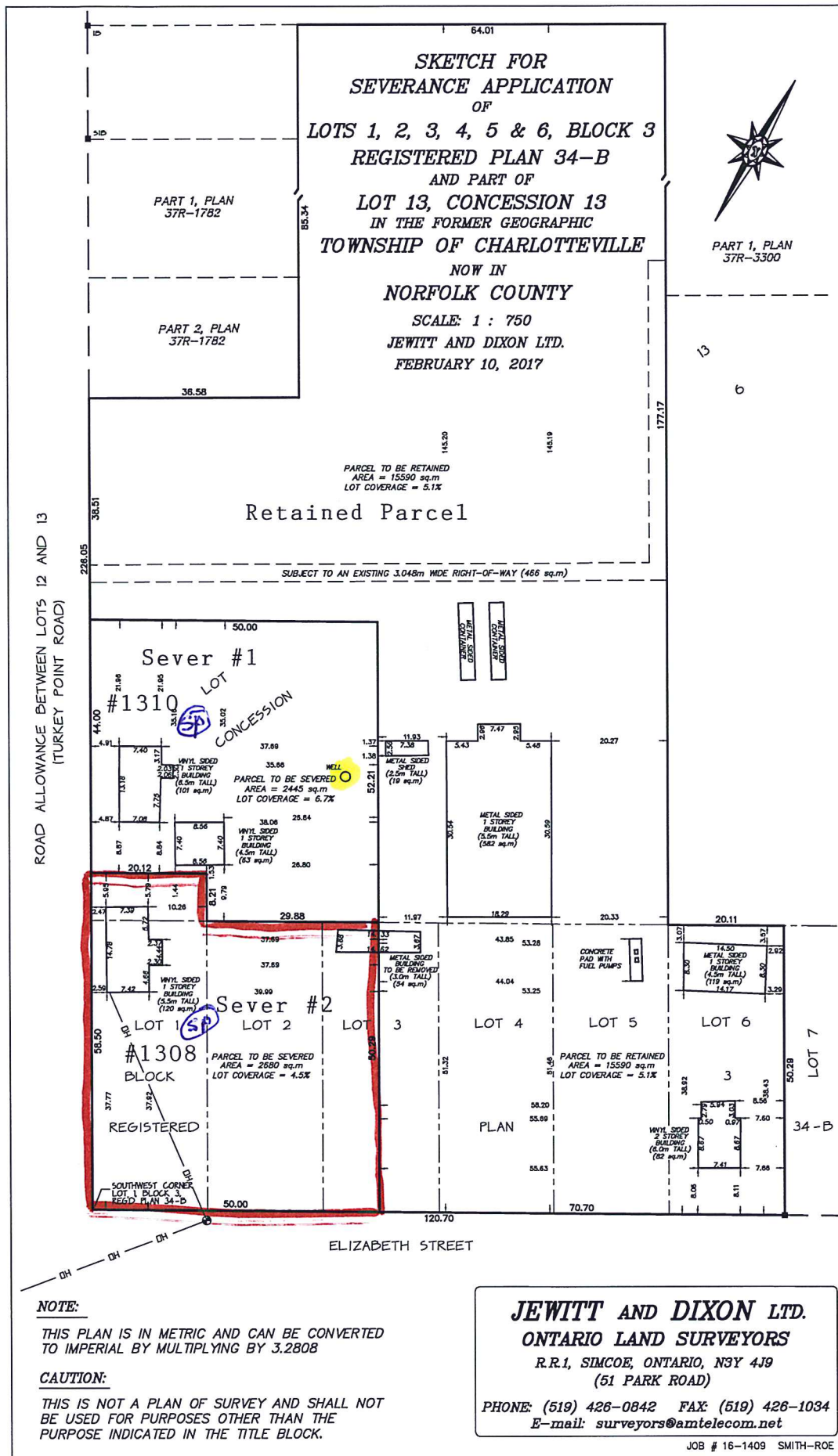
Dwelling 1 storey, 120m<sup>2</sup>, Height - 5.5m (see sketch for setbacks)

Metal sided shed, 54m<sup>2</sup>, Height 3m (to be removed)

Metal sided building, 582m<sup>2</sup>, Height 5.5m (see sketch for setbacks)

Metal sided building, 119m<sup>2</sup>, Height 4.5m (see sketch for setbacks)

Vinyl sided building, former dwelling, 82m<sup>2</sup>, Height 6m (see sketch for setbacks)







Working together with our community  
to provide quality services.

# Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE NO.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>					
Municipal Address: 1308 Turkey Point Rd.					
Owner:		John Henry Smith Land Inc.		Lot:	13
Concession:		13			
Lot Area:	2680m <sup>2</sup>	Lot Frontage:	50m	Assessment Roll No. 49304030000	
<b>PURPOSE OF EVALUATION</b>					
<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Other _____					
<b>BUILDING INFORMATION</b>					
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural					
Building Area:	200m <sup>2</sup>	No. of Bedrooms:	3	No. of Fixture Units:	Is the building currently occupied? Yes / No If No, how long?
<b>EVALUATOR'S INFORMATION</b>					
Evaluator's Name:		Larry & - Dennis Dedrick		Company Name: Dedrick Bros. Excavating LTD	
Address:		270 Lynedock Rd. Delhi, Ont		Postal Code:	M4B 2W4
Email:		dbel@kuic.com		Phone:	519-582-2069
				BCIN #	16930
<b>SITE EVALUATION</b>					
Ground Cover (trees, bushes, grass, impermeable surface): Asphalt & Grass				Soil Type: Sand	
Site Slope:		<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	
Depth of Water Table:		6' Plus ft.			
Surface Discharge Observed:		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		Current Weather (at time of evaluation): Sunny			
<b>SYSTEM EVALUATION</b>					
Class of System:					
<input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)					
Tank:		Pre-cast <input type="checkbox"/> Plastic <input checked="" type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size:	800 Gal.
Pump:		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Distribution System:		Trench Bed <input checked="" type="checkbox"/> Filter Medium <input type="checkbox"/>		No. of Tile Runs:	6
Total Length of Tile:		300'			
Distance Between Tile Runs:		6'			
Tile Material:		PVC <input type="checkbox"/> Clay <input checked="" type="checkbox"/> Other _____		Ends:	Capped <input type="checkbox"/> Joined <input checked="" type="checkbox"/>
Cover:		Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded <input checked="" type="checkbox"/>			
<b> setbacks:</b>					
Tank			Distribution Pipe		
Distance to Buildings Structures (ft)	5'		41'		
Distance to Bodies of Water (ft)	N/A		N/A		
Distance to Nearest Well (ft)	100' +		87'		
Distance to Proposed Property Lines	Front 42' Rear 116' Side 59' Side 95.6'		Front 26' Rear 107' Side 104' Side 276'		



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

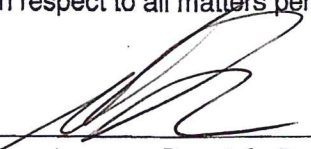
Note:  
Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:  
*Repaired outlet Pipe, Cemented Pipe in Place*

VERIFICATION

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.

Larry Dedrick (the owner of the subject property) hereby authorize the above mentioned evaluator to act in my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

  
Owner Signature      Agent David Roe

*Sept 23/17*  
Date

VALUATOR:

1. I, Larry Dedrick 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.

  
evaluator Signature

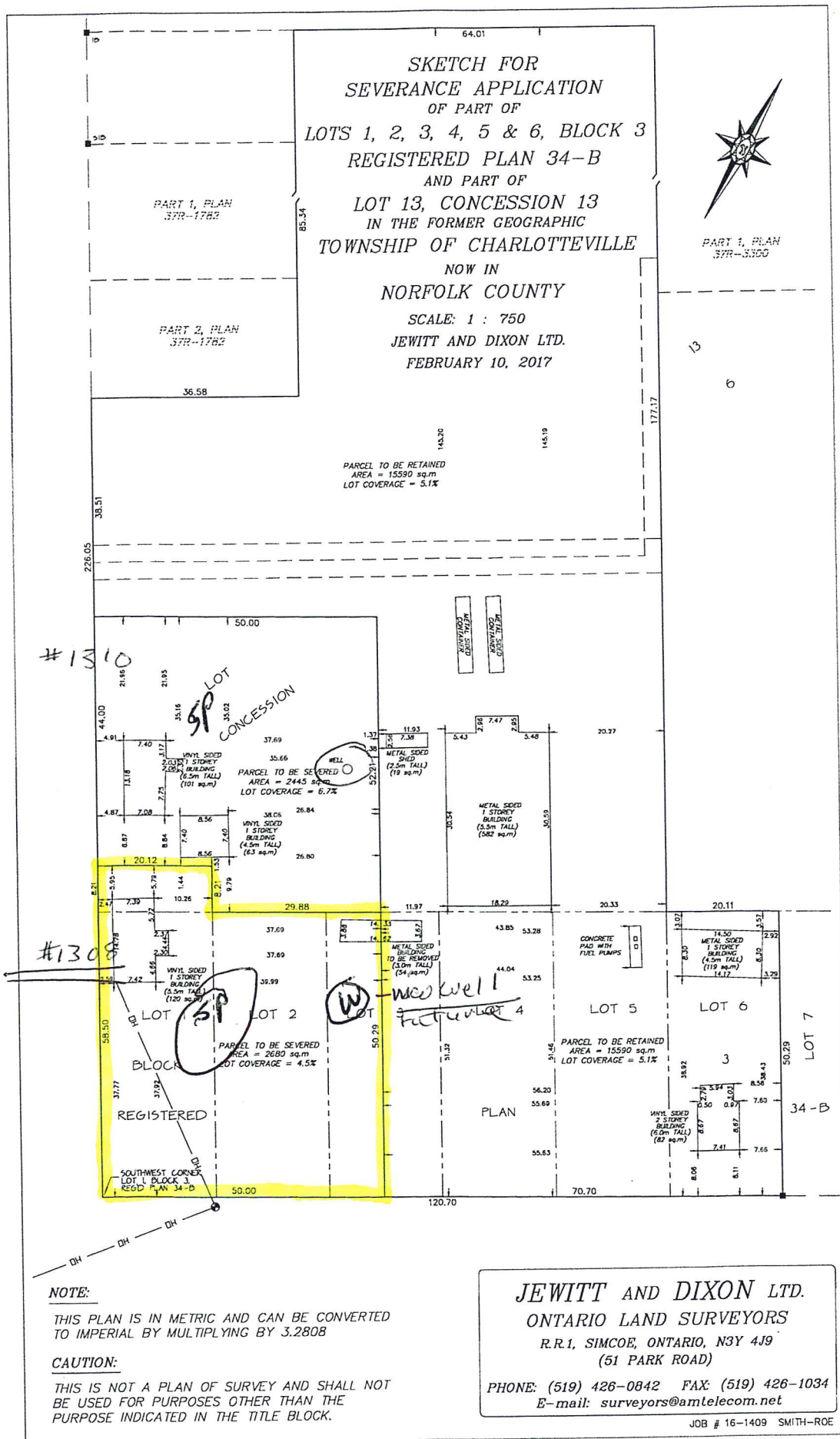
*Sept. 11/17*  
Date

BUILDING DIVISION COMMENTS

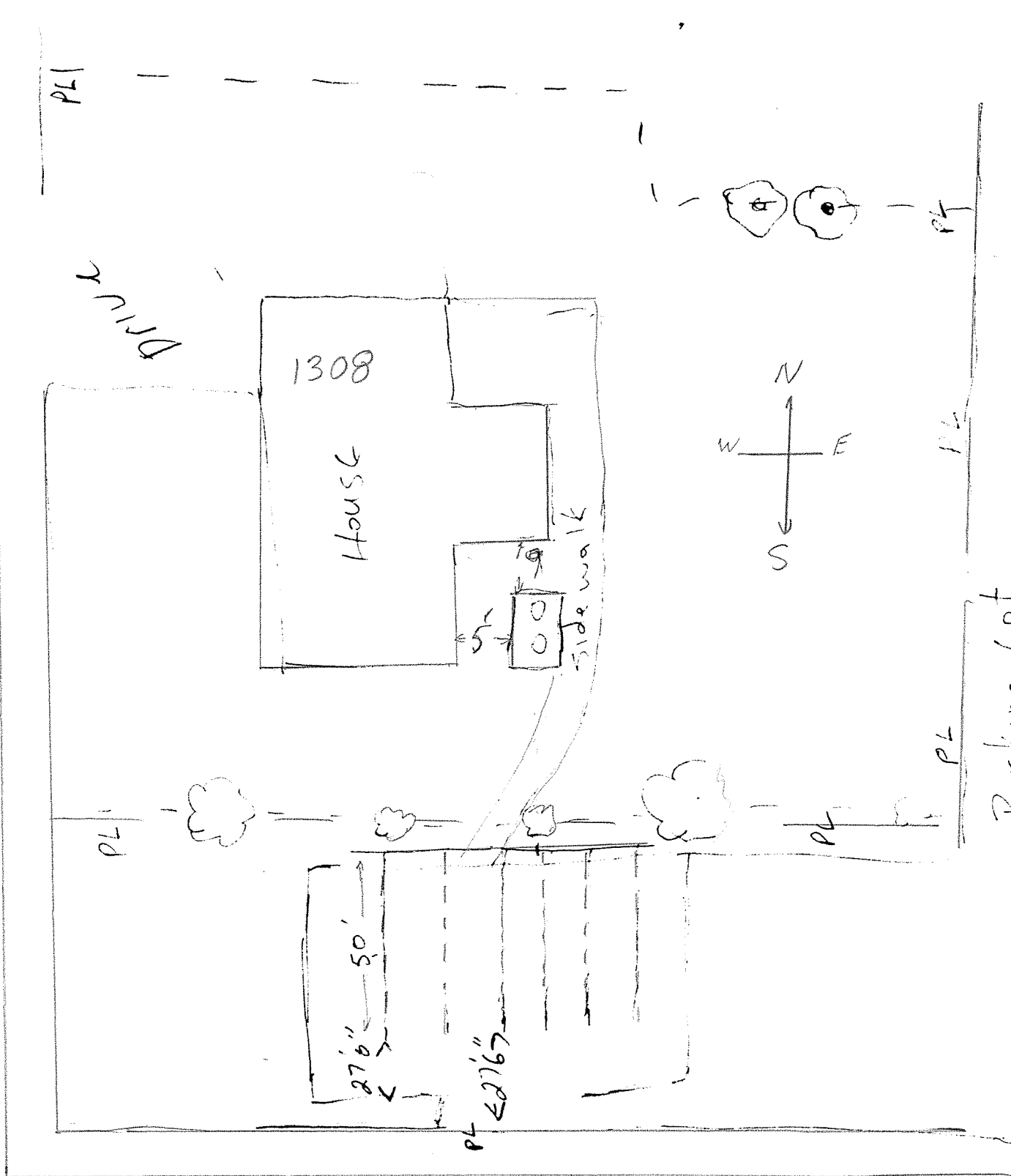
Comments: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ have reviewed the information contained in this form as submitted.

\_\_\_\_\_ Chief Building Official or designate      \_\_\_\_\_ Date



T.P. Road

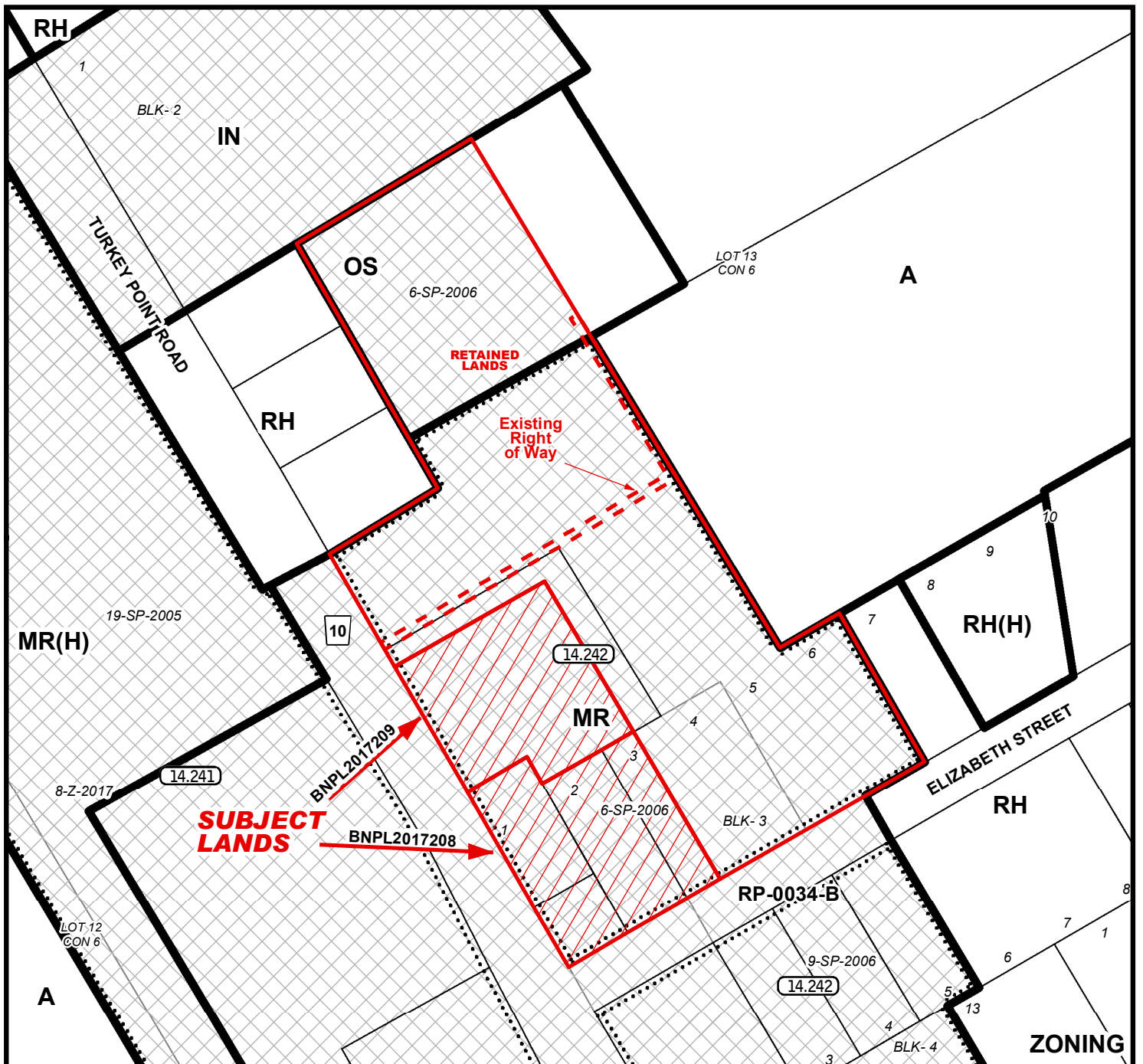
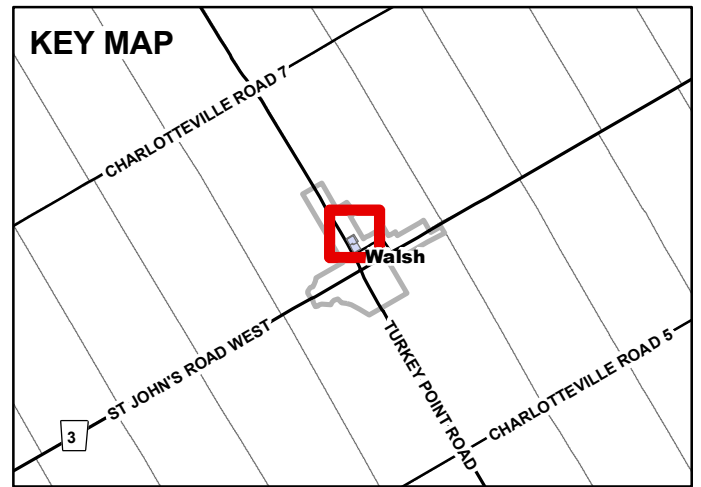
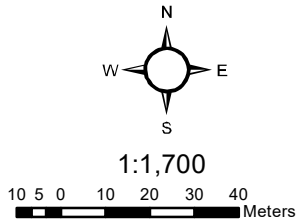


Elizabeth St. Walsh

# MAP 1

File Number: BNPL2017208 &  
BNPL2017209

Geographic Township of  
**CHARLOTTEVILLE**





# MAP 2

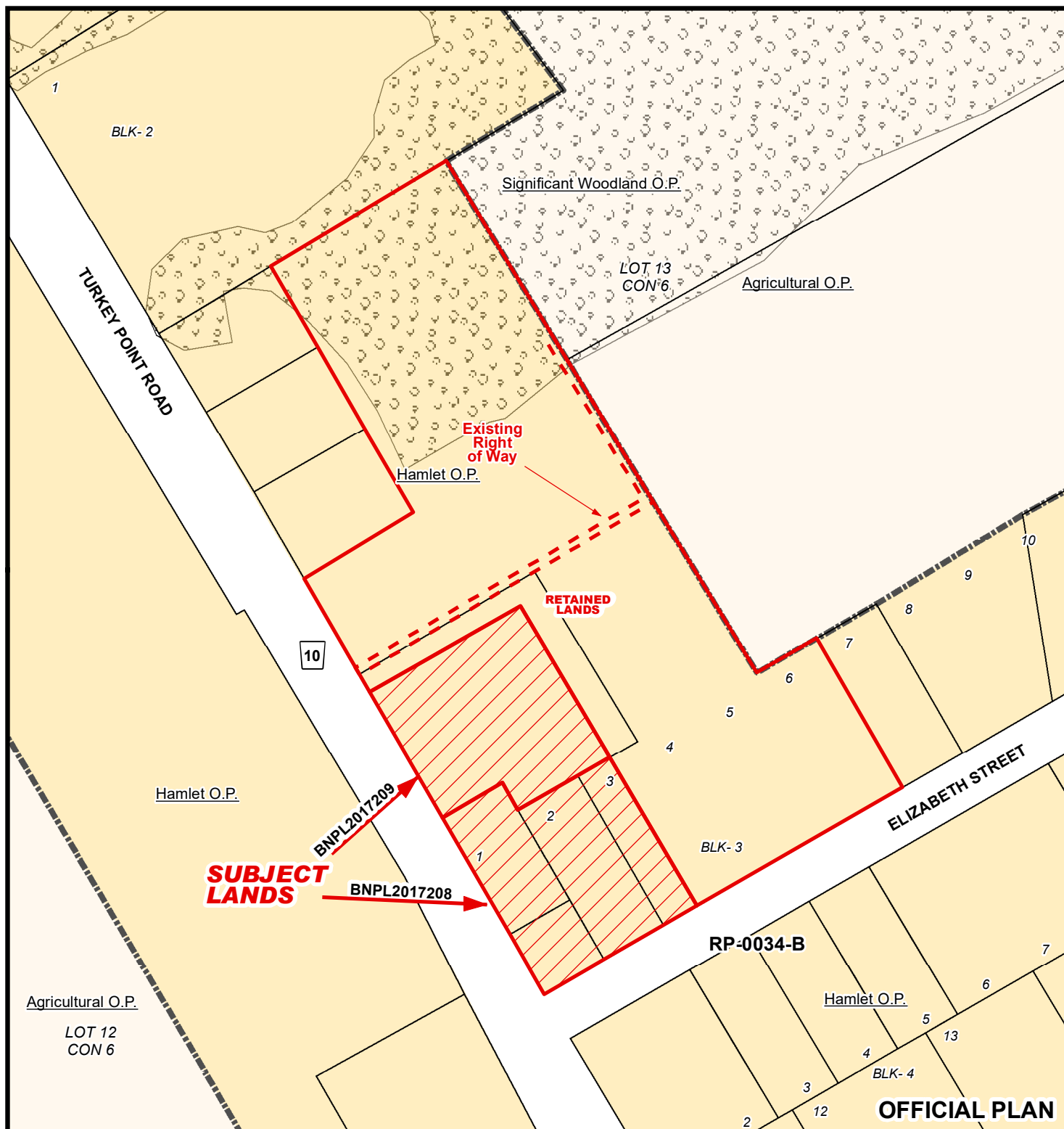
File Number: BNPL2017208 & BNPL2017209

Geographic Township of CHARLOTTEVILLE



6.3 250 6.5 13 19.5 26 Meters

1:1,600

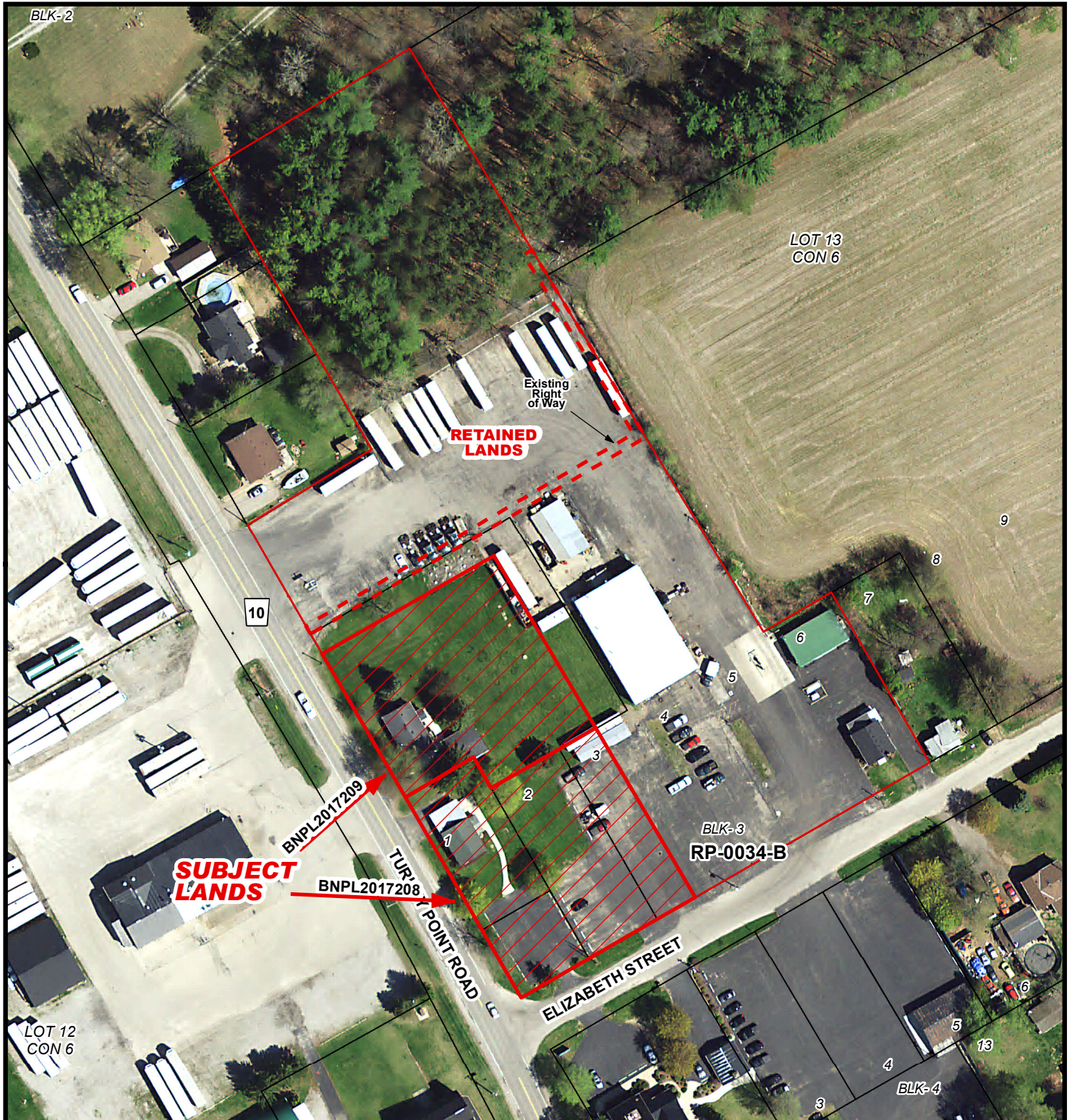
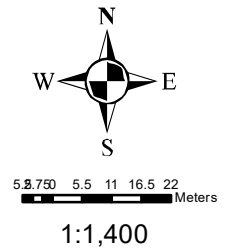




# MAP 3

File Number: BNPL2017208 & BNPL2017209

Geographic Township of CHARLOTTEVILLE

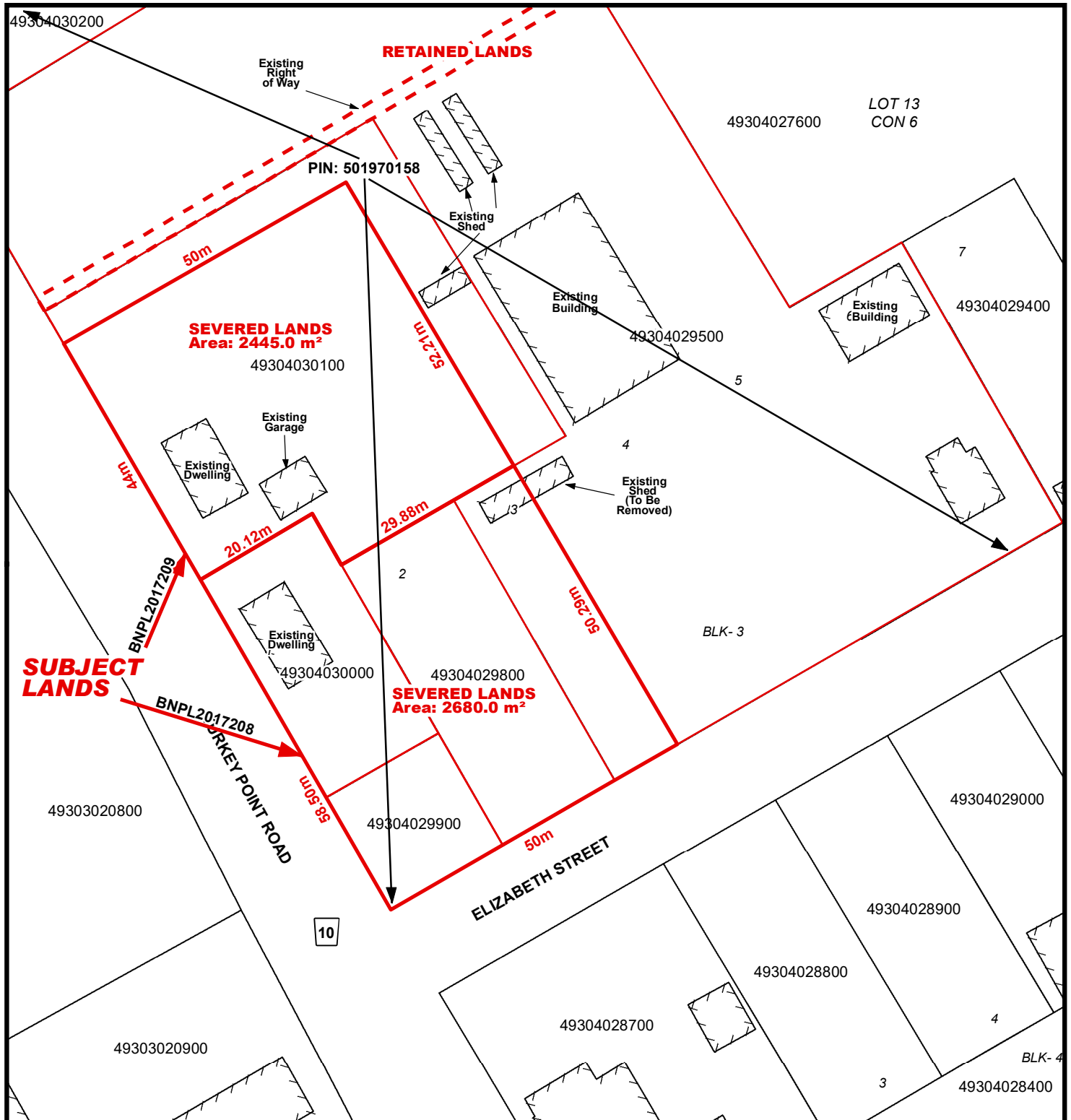
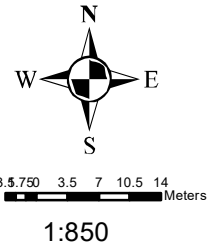




# MAP 4

File Number: BNPL2017208 & BNPL2017209

Geographic Township of CHARLOTTEVILLE



# LOCATION OF LANDS AFFECTED

File Number: BNPL2017208 & BNPL2017209

Geographic Township of CHARLOTTEVILLE



3.5 7.5 10.5 14 Meters

1:850

