For Office Use Only:

File Number	BNPL2017209	Application Fee	1842.00
Related File Number	BNPL2017208	Conservation Authority Fee	
Pre-consultation Meeting		OSSD Form Provided	yes
Application Submitted	Sept 22 2017	Planner	MAT
Complete Application	Sept 22 2017	Public Notice Sign	

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

- [x] Consent/Severance
- [ ] Surplus Farm Dwelling Severance and Zoning By-law Amendment
- [ ] Minor Variance

Property Assessment Roll Number: 49304030100

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 Plannng 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
- [x] 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 Charlotteville (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 list

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 existing easement for right of way (466m2) 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^2 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: 44m

Depth: 50m

Width: 52.21m

Lot Area: 2445m2

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 + 58.5m

Depth: 120.7m

Width: 311.39m

Lot Area: 15590m2 + 2680m2

Present Use: Industrial with dwelling used for residential purposes

Proposed Use: Industrial with dwelling used for residential purposes

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

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. 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.

Sept 22/17

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.

Sept 22/17

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.

Sept 22/17

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 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

This 22 day of September

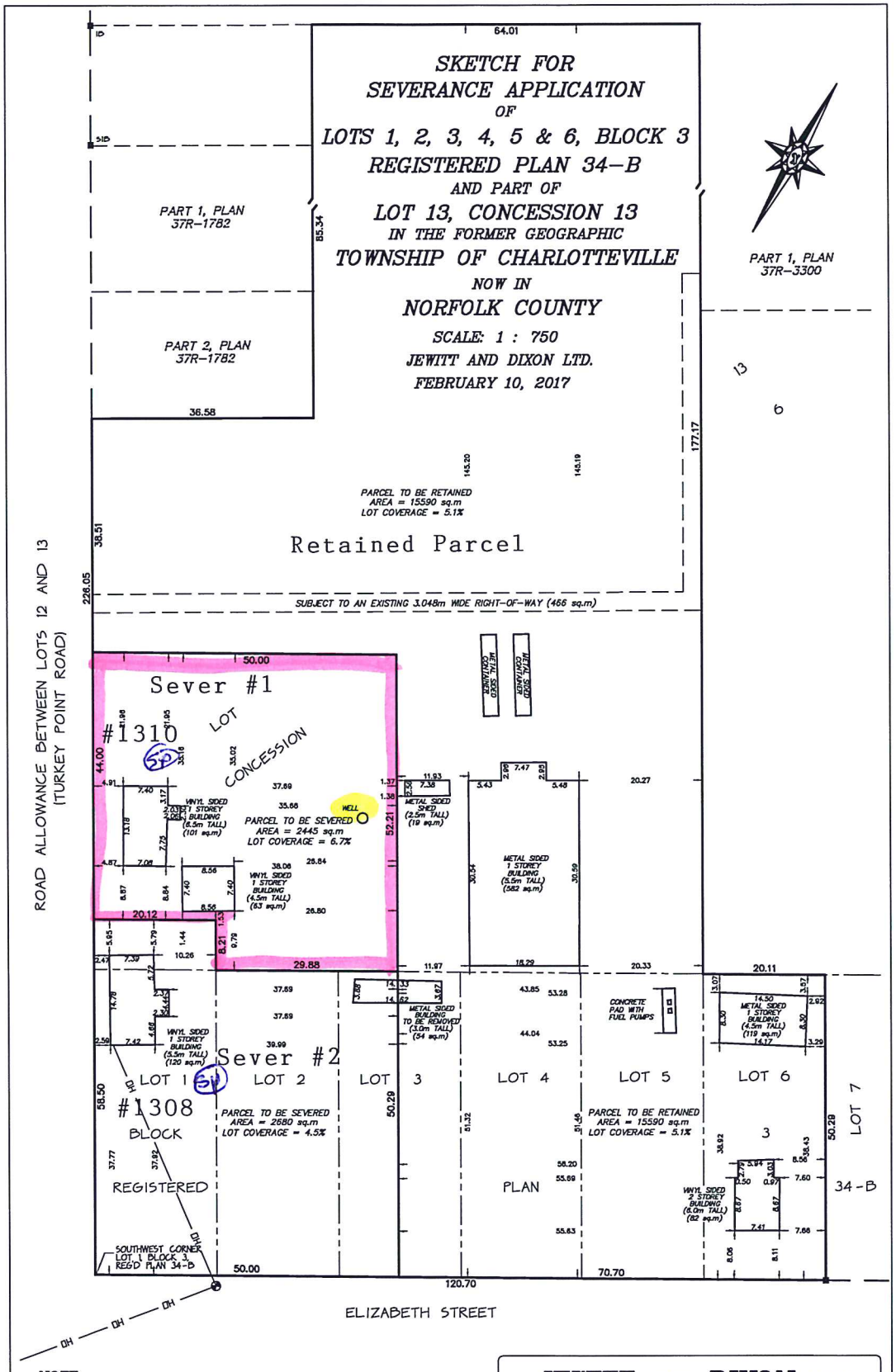
A.D., 2017

MATHEW VINCENT VAUGHAN, a Commissioner, etc., Province of Ontario for the Corporation of Norfolk County Expires September [illegible]

A Commissioner, etc.

1310 Turkey Point Road Severance - B-5

Dwelling 1 storey, 101m2, Height - 6.5m (see sketch for setbacks)
Garage 1 storey, 63m2, Height - 4.5m (see sketch for setbacks)
Dwelling 1 storey, 120m2, Height - 5.5m (see sketch for setbacks)
Metal sided shed, 54m2, Height 3m (to be removed)
Metal sided building, 582m2, Height 5.5m (see sketch for setbacks)
Metal sided building, 119m2, Height 4.5m (see sketch for setbacks)
Vinyl sided building, former dwelling, 82m2, Height 6m (see sketch for setbacks)



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.

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 # 16-1409 SMITH-ROE

Norfolk County
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: 1310 Turkey Point Rd.

Owner: John Henry Smith Land Inc. | Lot: 13 | Concession: 13

Lot Area: 2445m2 | Lot Frontage: 44m | Assessment Roll No. 49304030100

PURPOSE OF EVALUATION

☑ Consent ☐ Minor Variance ☐ Site Plan
☑ Zoning ☐ Other _____

BUILDING INFORMATION

☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural

Building Area: 120m2 | No. of Bedrooms: 3 | No. of Fixture Units: | Is the building currently occupied? (Yes) / No If No, how long?

EVALUATOR'S INFORMATION

Evaluator's Name: Larry & Dennis Dedrick | Company Name: Dedrick Bros. Excavating LTD.

Address: 270 Lynedoch Rd. Delhi, On | Postal Code: N4B-2W4 | Phone: 519-582-2069

Email: dbel@kwic.com | BCIN # 16930

SITE EVALUATION

Ground Cover (trees, bushes, grass, impermeable surface): grass | Soil Type: Sand

Site Slope: ☐ Flat ☑ Moderate ☐ Steep | Soil Conditions: ☐ Wet ☑ Dry | Depth of Water Table: 6" Plus ft.

Surface Discharge Observed: Yes (No) | Odour Detected: Yes (No) | Current Weather (at time of evaluation): Cloudy / Windy

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: 800 Gal. | Pump: Yes (No)

Distribution System: Area: ☑ Trench Bed ☐ Filter Medium | No. of Tile Runs: 4 | Total Length of Tile: 300' | Distance Between Tile Runs: 6'

Tile Material: PVC ☑ Clay ☐ Other | Ends: ☐ Capped ☑ Joined | Cover: ☐ Filter Cloth ☑ Sand ☑ Top Soil ☑ Seeded

Setbacks:	Tank	Distribution Pipe
Distance to Buildings Structures (ft)	7'	30'
Distance to Bodies of Water (ft)	N/A	N/A
Distance to Nearest Well (ft)	22'	50'
Distance to Proposed Property Lines	Front 45' Rear 105' Side N 69' Side S 66'	Front 30' Rear 63' Side N 33' Side S 89'

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:
Instal New outlet, Tee.

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.

I, Larry Dedrick (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.

Owner Signature Agent David Roe

Date Sept 13/17

EVALUATOR:

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.

Larry E Dedrick
Evaluator Signature

Date Sept. 11/17

BUILDING DIVISION COMMENTS

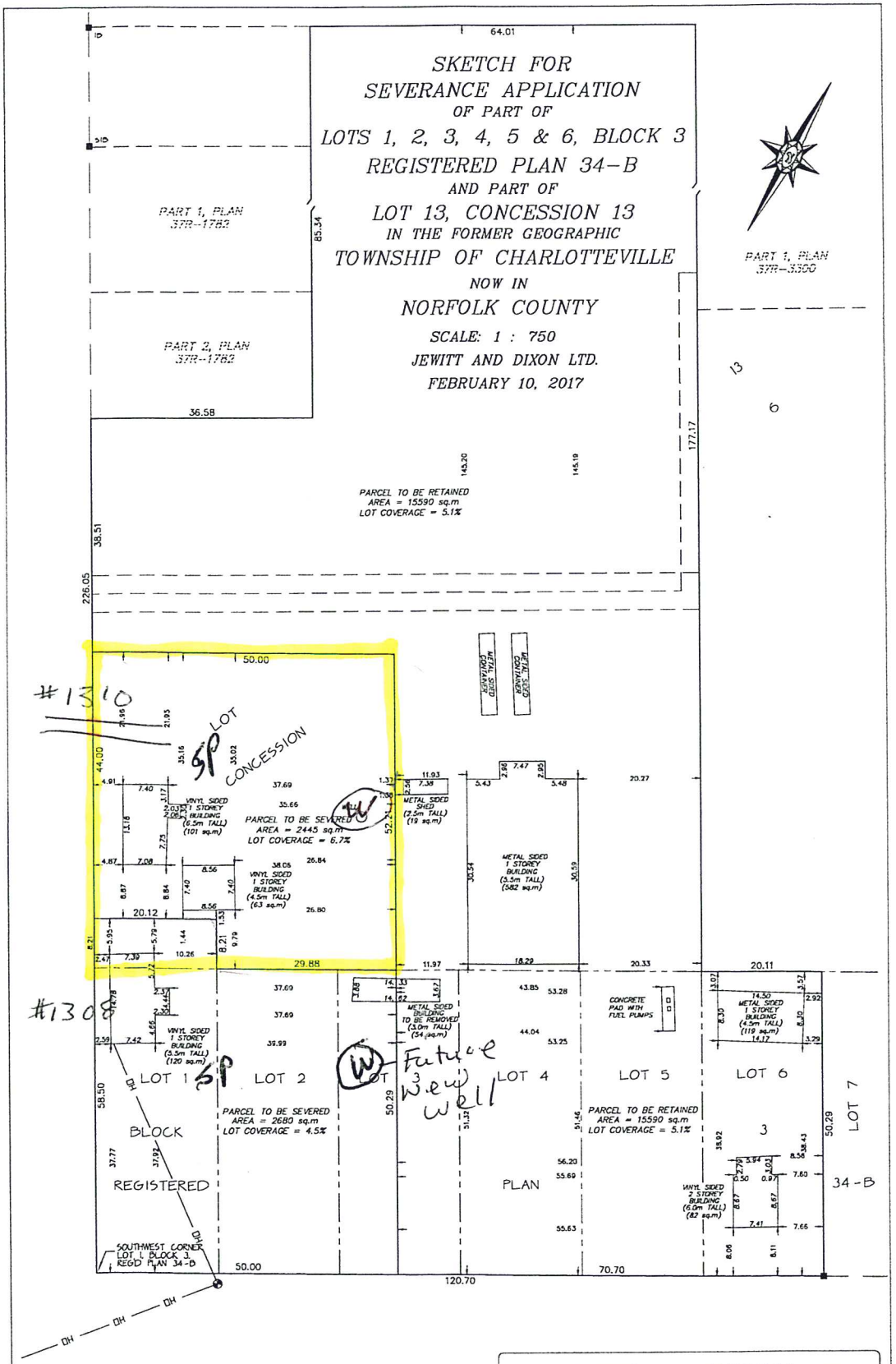
Comments: _____

_____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2012



NOTE:

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CAUTION:

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JEWITT AND DIXON LTD.
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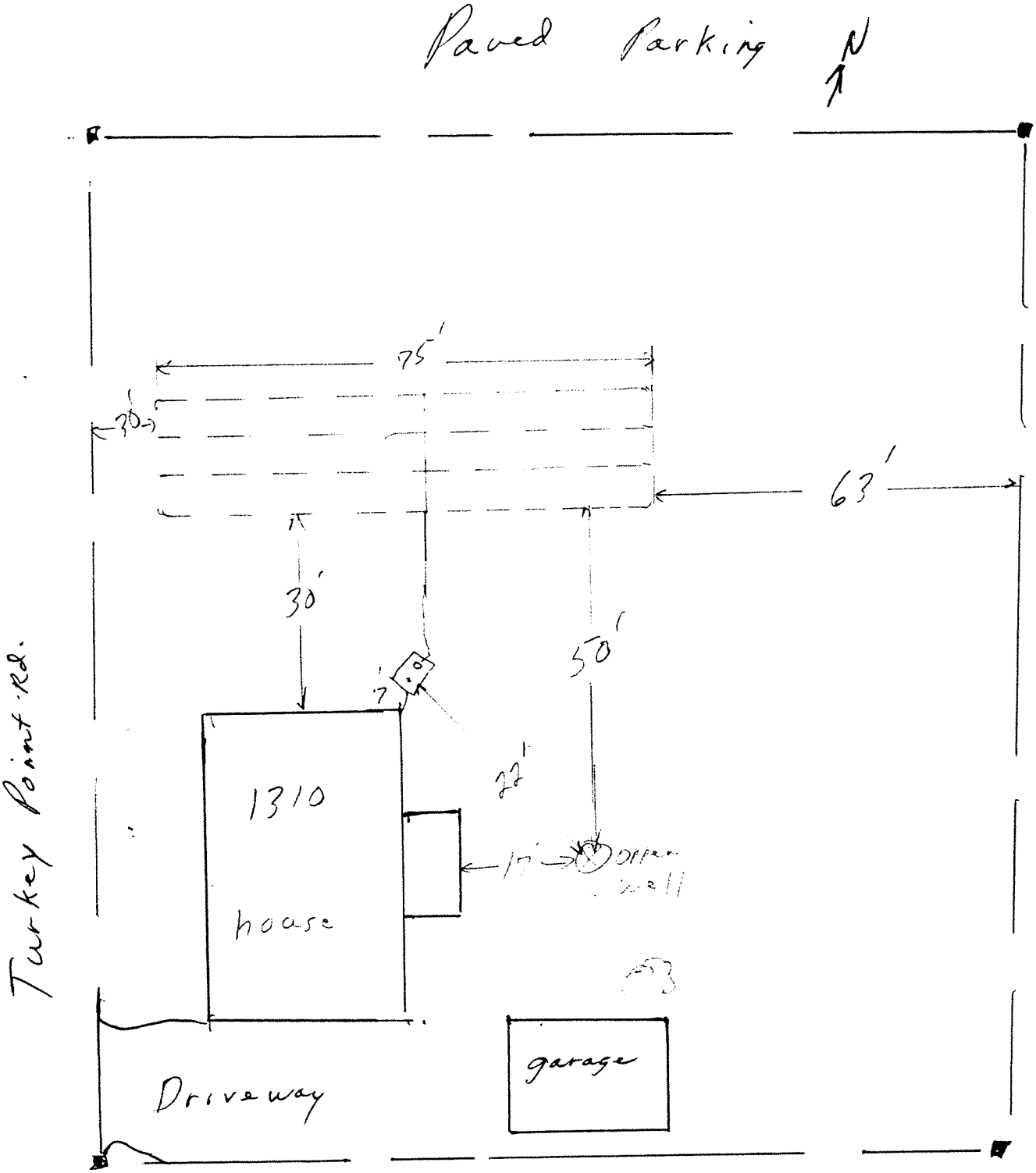
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 16-1409 SMITH-ROE


Paved Parking
N
75'
30'
63'
30'
50'
7'
22'
1310
house
15'
open well
garage
Driveway
Turkey Point Rd.

MAP 1
File Number: BNPL2017208 & BNPL2017209

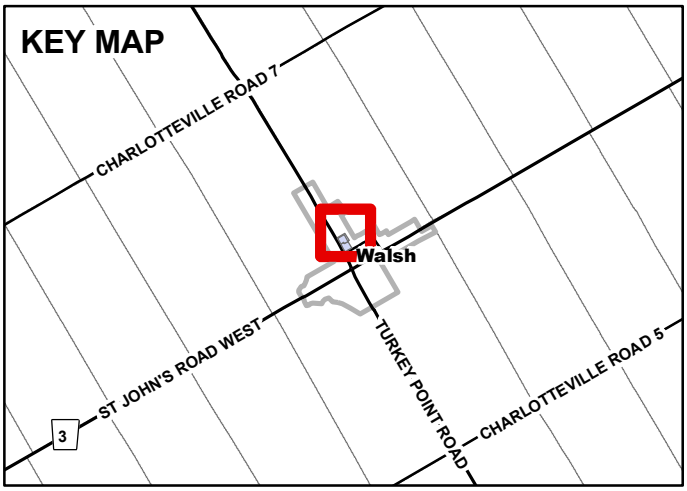
Geographic Township of

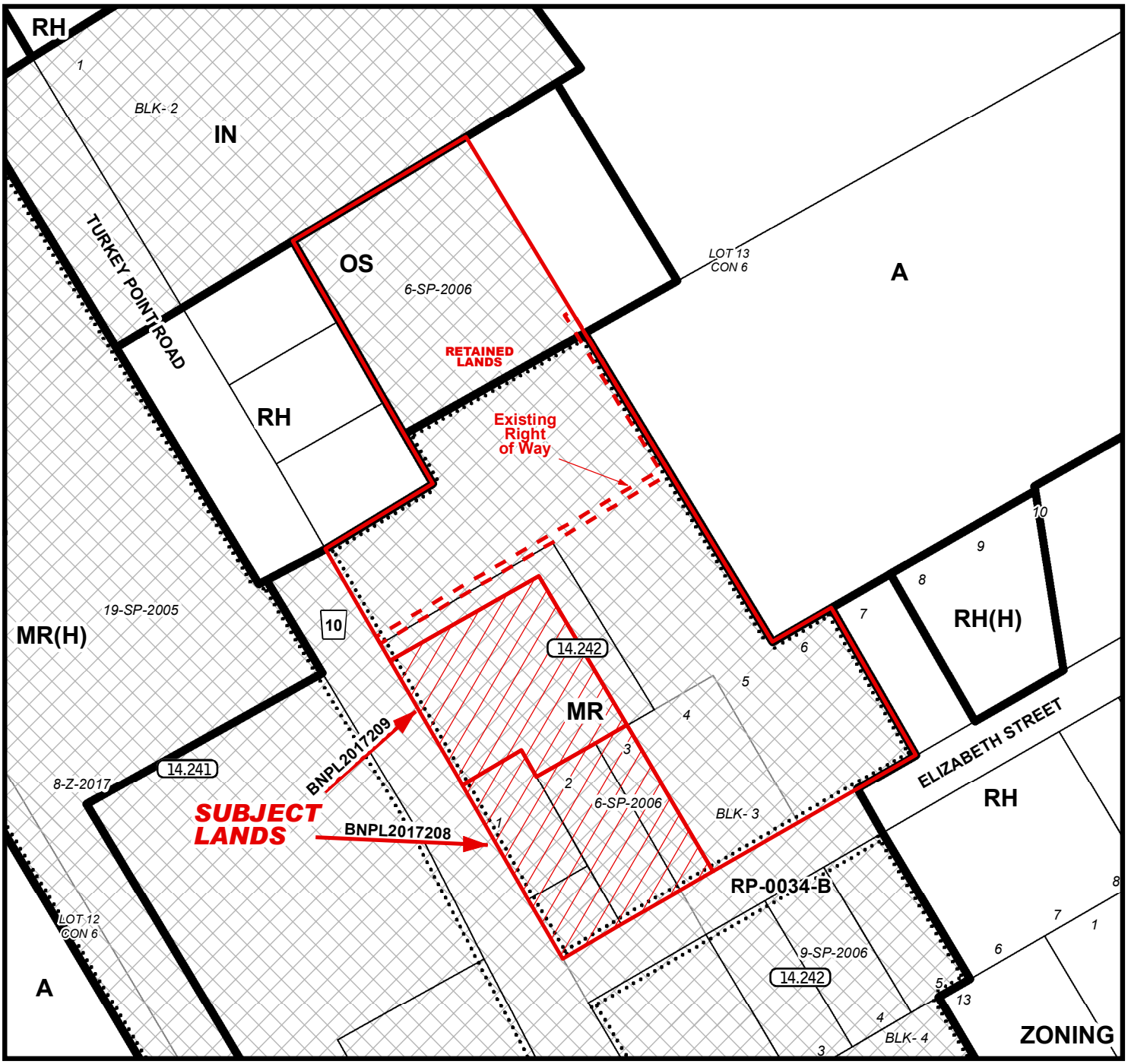
CHARLOTTEVILLE

N
W E
S

1:1,700

10 5 0 10 20 30 40 Meters





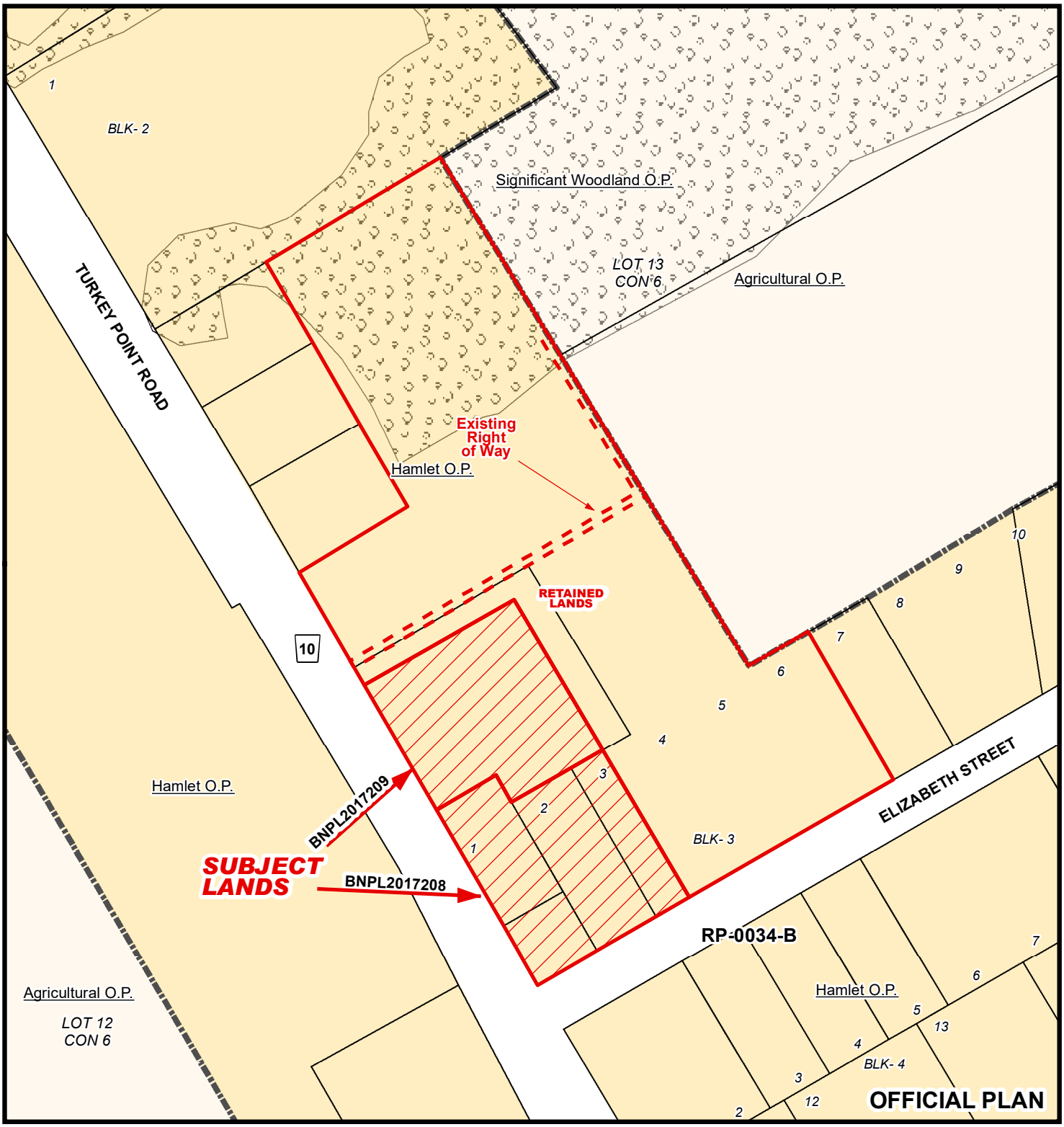
2017-10-03

MAP 2
File Number: BNPL2017208 & BNPL2017209
Geographic Township of CHARLOTTEVILLE

N
W E
S

6.5 3.250 6.5 13 19.5 26 Meters

1:1,600



2017-10-03

MAP 3

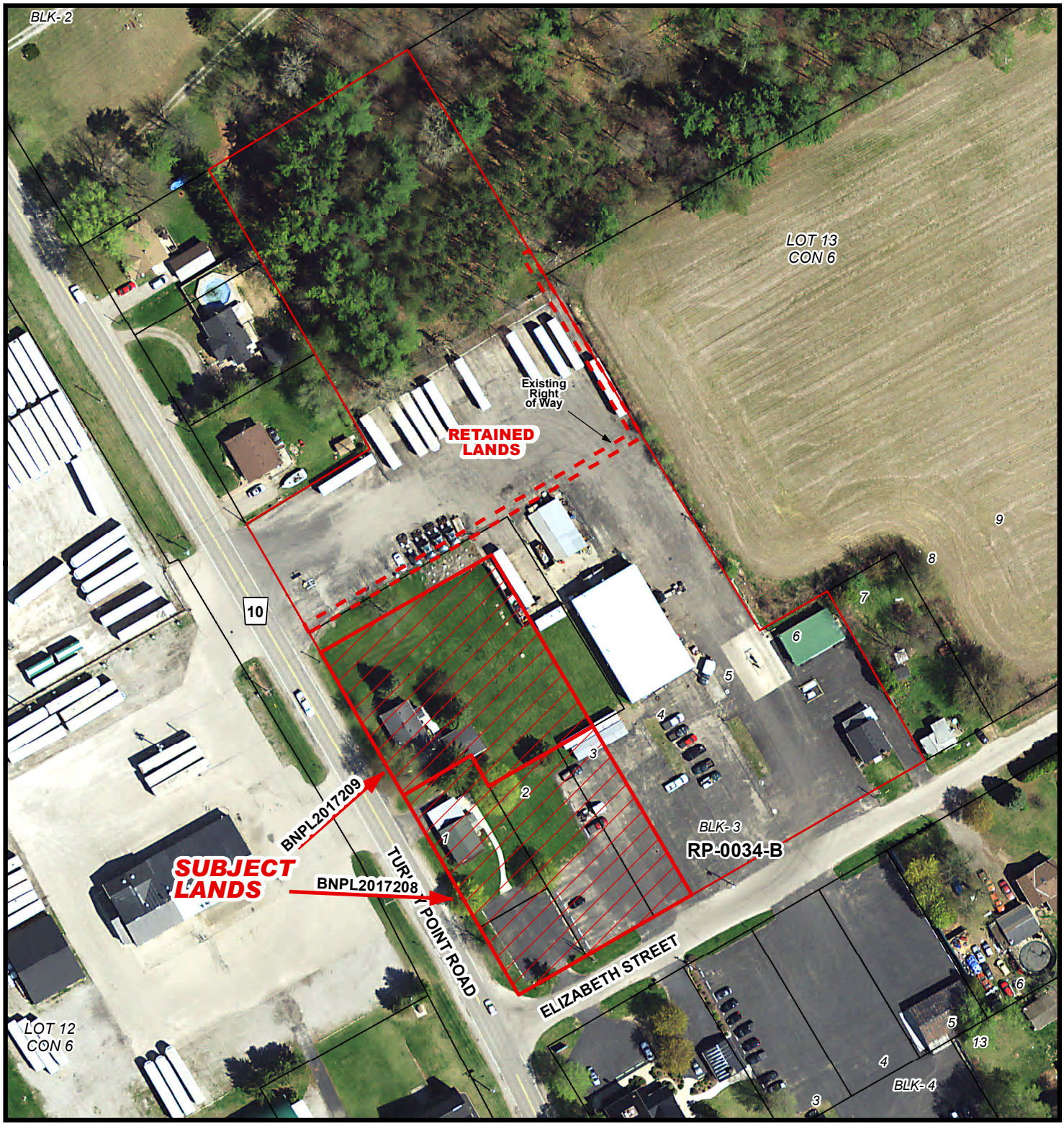
File Number: BNPL2017208 & BNPL2017209

Geographic Township of CHARLOTTEVILLE

N
W E
S

5.5 11 16.5 22 Meters

1:1,400



2017-10-03

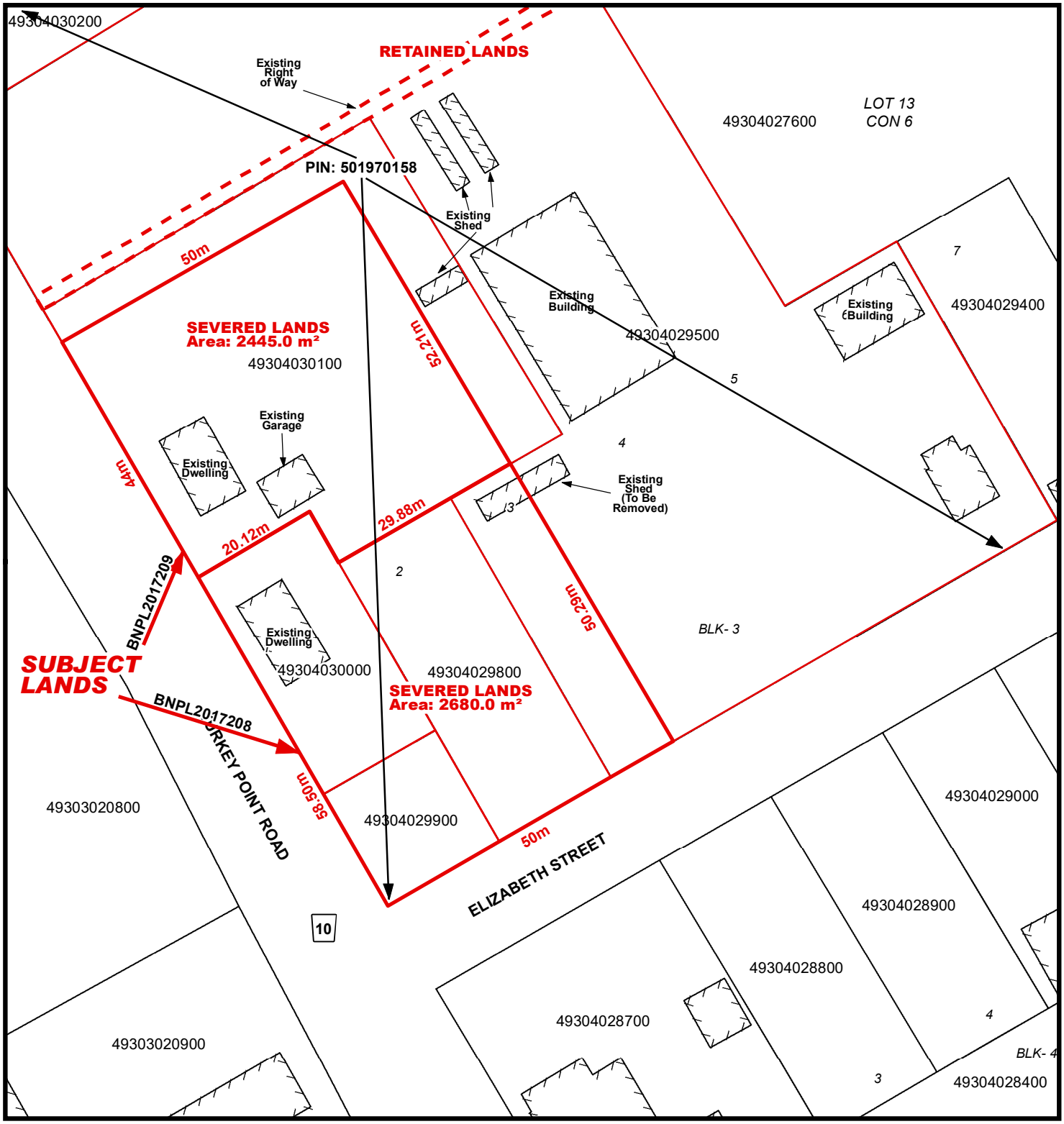
MAP 4

File Number: BNPL2017208 & BNPL2017209
Geographic Township of CHARLOTTEVILLE

N
W E
S

3.5 1.750 3.5 7 10.5 14 Meters

1:850



2017-10-03

LOCATION OF LANDS AFFECTED

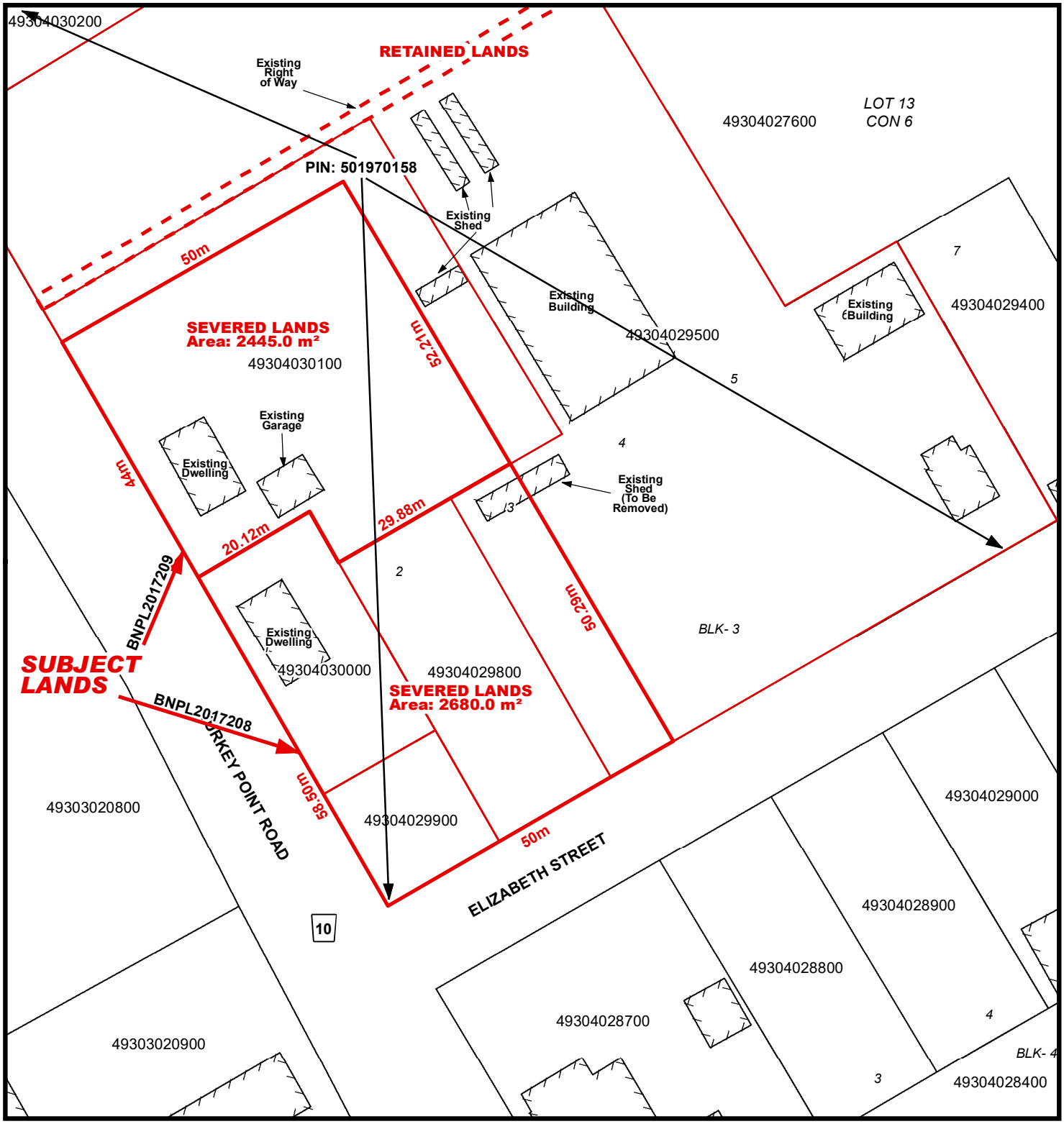
File Number: BNPL2017208 & BNPL2017209

Geographic Township of CHARLOTTEVILLE

N
W E
S

3.5 1.750 3.5 7 10.5 14 Meters

1:850



2017-10-03