

For Office Use Only:

File Number BNPL2017239
Related File Number _____
Pre-consultation Meeting Oct 2017
Application Submitted Oct 24 2017
Complete Application Oct 24 2017

Application Fee 1842.00
Conservation Authority Fee -
OSSD Form Provided yes
Planner Mat
Public Notice Sign -

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: 541-060-08610-0000

A. Applicant Information

Name of Owner JACK & MARY JEANETTE WHITE

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 276 2ND CONCESSION RD STR
Town and Postal Code RR2 COURTLAND ON NO1120
Phone Number 519 688-8017 519 842-4316
Cell Number 519 688-8017
Email jwhite2@rogers.com

Name of Agent 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 agent noted above

☒ Owner ☐ Agent



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

ROYAL BANK OF CANADA - HOMEOWNER LOAN \$3000

B. Location, Legal Description and Property Information

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

276 2nd CONCESSION RD STR,
MID CON 3 STR PT LOT 17 RP

Municipal Civic Address: MID CON 3 STR PT LOT 17 RP BT R3419 Part 1

Present Official Plan Designation(s): IRREG D.70 AC 30847FR

Present Zoning: AGRICULTURE 7 RESIDENTIAL ?

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: 1998 ?

4. Present use of the subject lands:

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: HOUSE 1938 BREEZEWAY + CAR GARAGE 1954 ?

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.

NONE



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 BUILDINGS PROPOSED

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

N/A

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:

RESIDENTIAL ON EAST SIDE, AGRICULTURE CROPS SOUTH +

13. Are there any easements or restrictive covenants affecting the subject lands? WEST SIDE

☐ 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, m² 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):

NONE

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

N/A

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

Frontage: N/A

Depth: irregular

Width: irregular

Lot Area: 0.05 ha.

Present Use: residential

Proposed Use: agricultural

Proposed final lot size (if boundary adjustment): 32.96 ha.

Description of land intended to be retained in metric units:

Frontage: 94.02

Depth: irregular.

Width: irregular

Lot Area: 0.23

Present Use: residential

Proposed Use: same.



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

Frontage: NONE PROPOSED
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):

3310 541060 08700
GREG VERMEERSH OF VANMEER FARMS

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 - NO OTHER PROPERTIES
Roll Number: OWNED.
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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: 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: N/A

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) corn

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:

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:



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)

SEE ATTACHED



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:

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

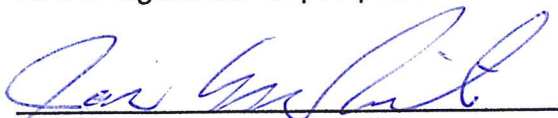
Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

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

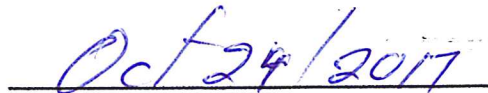


I. Transfers, Easements and Postponement of Interest

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.



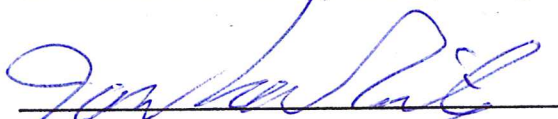
Owner/Applicant Signature



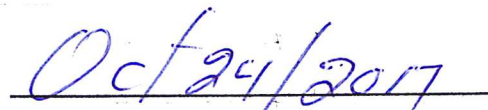
Date

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.



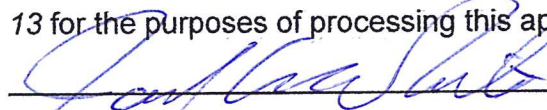
Owner/Applicant Signature



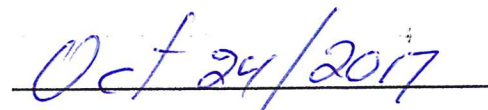
Date

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 JACK & MARY WHITE am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Greg Vermeersch 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.

[Signature]
Owner

Oct 24 / 2017
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.

[Signature]
Applicant Signature

Oct 24 / 17
Date

Agent Signature

Date



N. Declaration

I, Greg Vermeersch of Norfolk

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

In Norfolk County

This 24 day of October

A.D., 20 17

[Signature]

A Commissioner, etc.

[Signature]

Owner/Applicant Signature

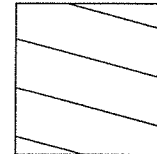
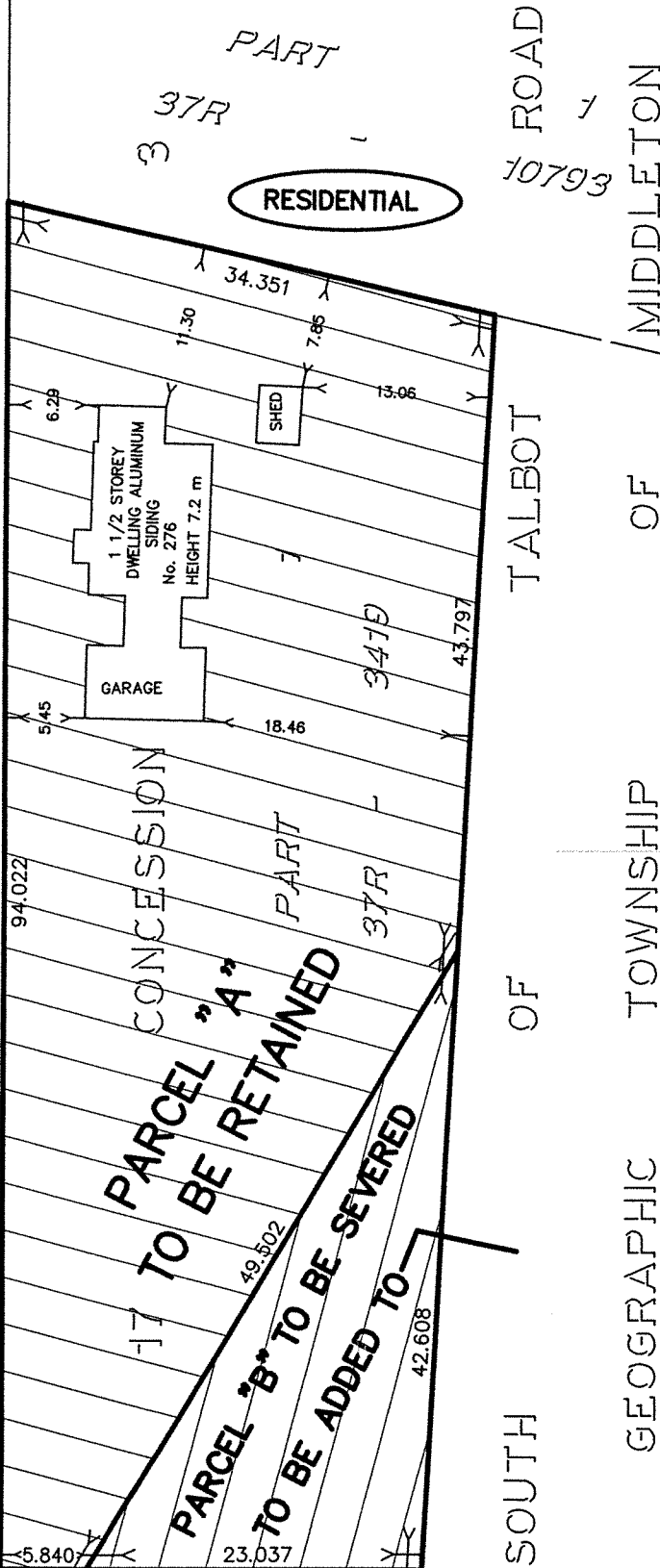
MATHEW VINCENT VAUGHAN, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 21, 2018.



NORFOLK COUNTY
PLANNING
FOR A BETTER TOMORROW

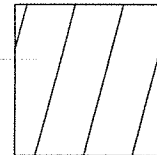
SKETCH FOR PROPOSED
SEVERANCE
PART OF LOT 17
CONCESSION 3 SOUTH OF
TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NORFOLK COUNTY
SCALE - 1: 500
METRIC

2 AND 3 SOUTH OF TALBOT ROAD
ROAD ALLOWANCE BETWEEN CONCESSIONS



DENOTES:
TO BE RETAINED

AREA OF PARCEL "A"
TO BE RETAINED
= 0.23 HECTARES

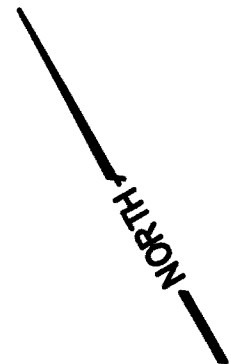


DENOTES:
TO BE SEVERED

AREA OF PARCEL "B"
TO BE SEVERED
= 0.05 HECTARES

AGRICULTURAL

GEOGRAPHIC TOWNSHIP OF MIDDLETON



KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

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

PROJECT: 15-11463-2 REFERENCE: FILE


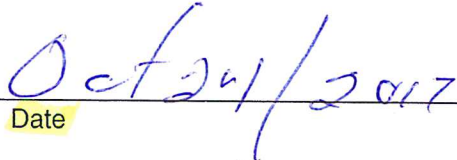


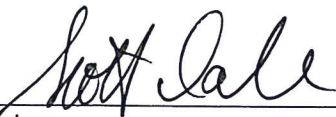
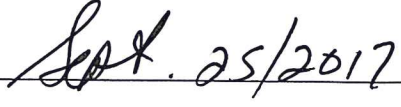
Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

OFFICE USE ONLY		FILE NO.:	DATE RECEIVED:
PROPERTY INFORMATION		Municipal Address: 276 2 nd CON RD STR RR2 COURTLAND NW1ED	
Owner: JACK & MARY WHITE		Lot: 17	Concession: 3
Lot Area: 1.9 ACRES	Lot Frontage: 453'	Assessment Roll No.: 541-060-08610-0000	
PURPOSE OF EVALUATION	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance SEE <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other ATTACHED EXPLANATION		
BUILDING INFORMATION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area: 1800 SQ FT	No. of Bedrooms: 3	No. of Fixture Units:	
EVALUATOR'S INFORMATION	Evaluator's Name: SCOTT DARLINGTON		Company Name: DARLINGTON
Address: RR# 1 DELHI ONT.	Postal Code: N4B 2W4		Phone: 519 875-2521
Email: scott@darlingtonwp.com	BCIN #		15833
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): LAWN		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: 40 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 25°C	
SYSTEM EVALUATION	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: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input 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: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium	No. of Tile Runs: 5	Total Length of Tile: 300'	Distance Between Tile Runs: 6'
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other	Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:	Tank		Distribution Pipe
Distance to Buildings & Structures (ft)	6'		60'
Distance to Bodies of Water (ft)	N/A		N/A
Distance to Nearest Well (ft)	60'		120'
Distance to Property Lines	Front 65' Rear 50' Side 70' Side 60'		Front 45' Rear 15' Side 20' Side 100'

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> 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:	

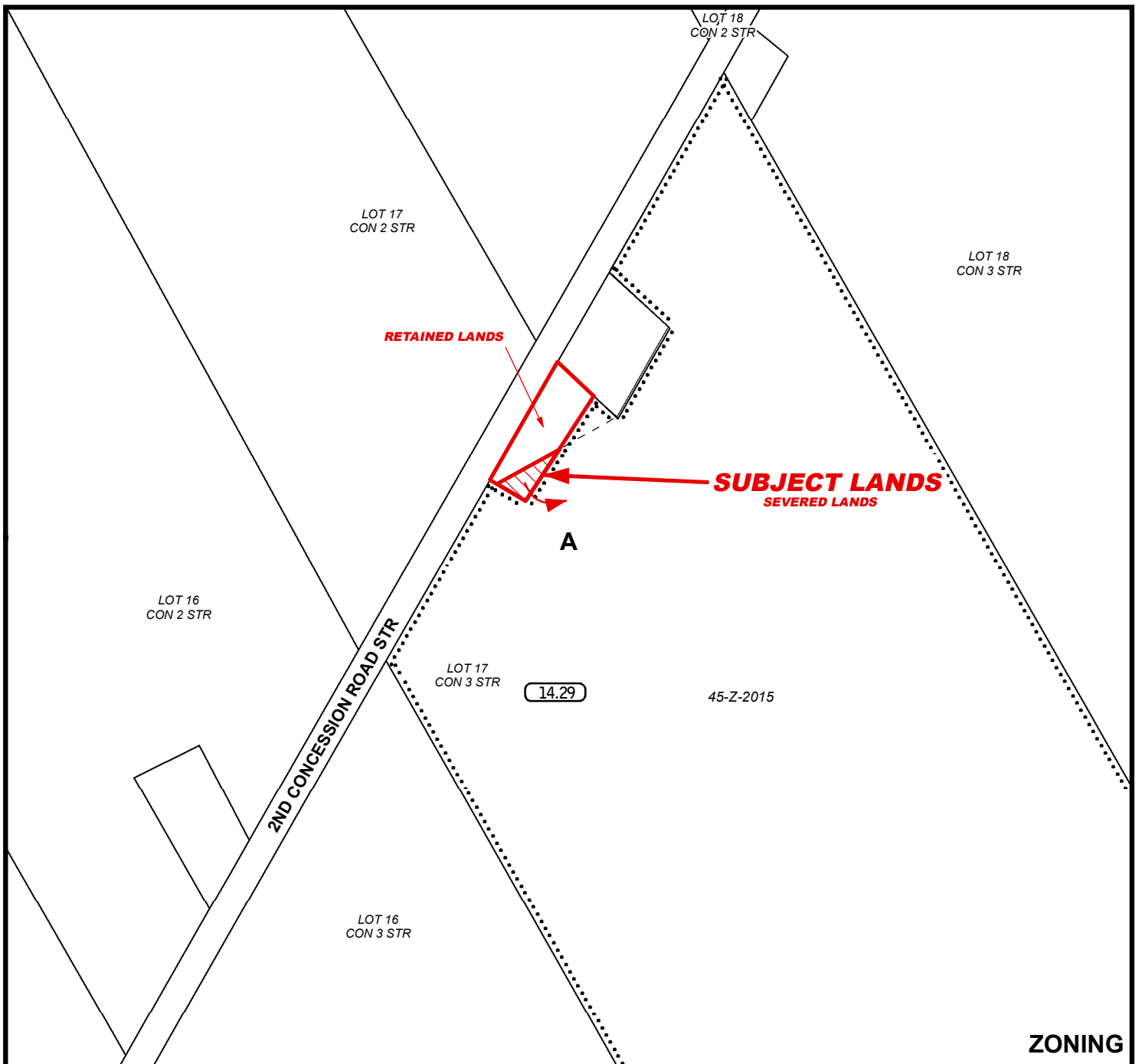
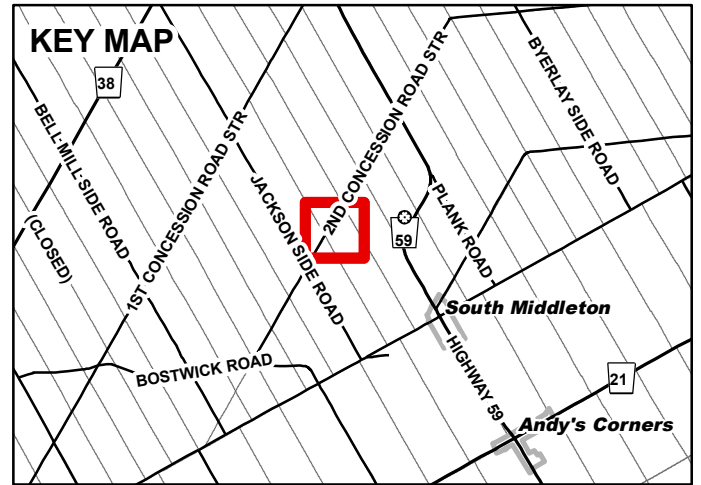
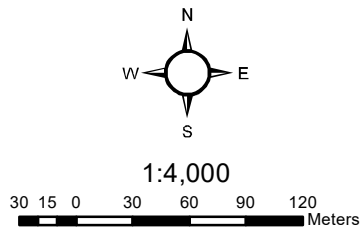
VERIFICATION	<p>OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.</p> <p>I, _____ (the 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.</p> <p>  Owner Signature </p> <p>  Date </p>
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<p>EVALUATOR:</p> <p>1. I, <u>SCOTT DARLINGTON</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system.</p> <p>  Evaluator Signature </p> <p>  Date </p>

BUILDING DIVISION COMMENTS	<p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <p> _____ Chief Building Official or designate </p> <p> _____ Date </p>
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File Number: BNPL2017239

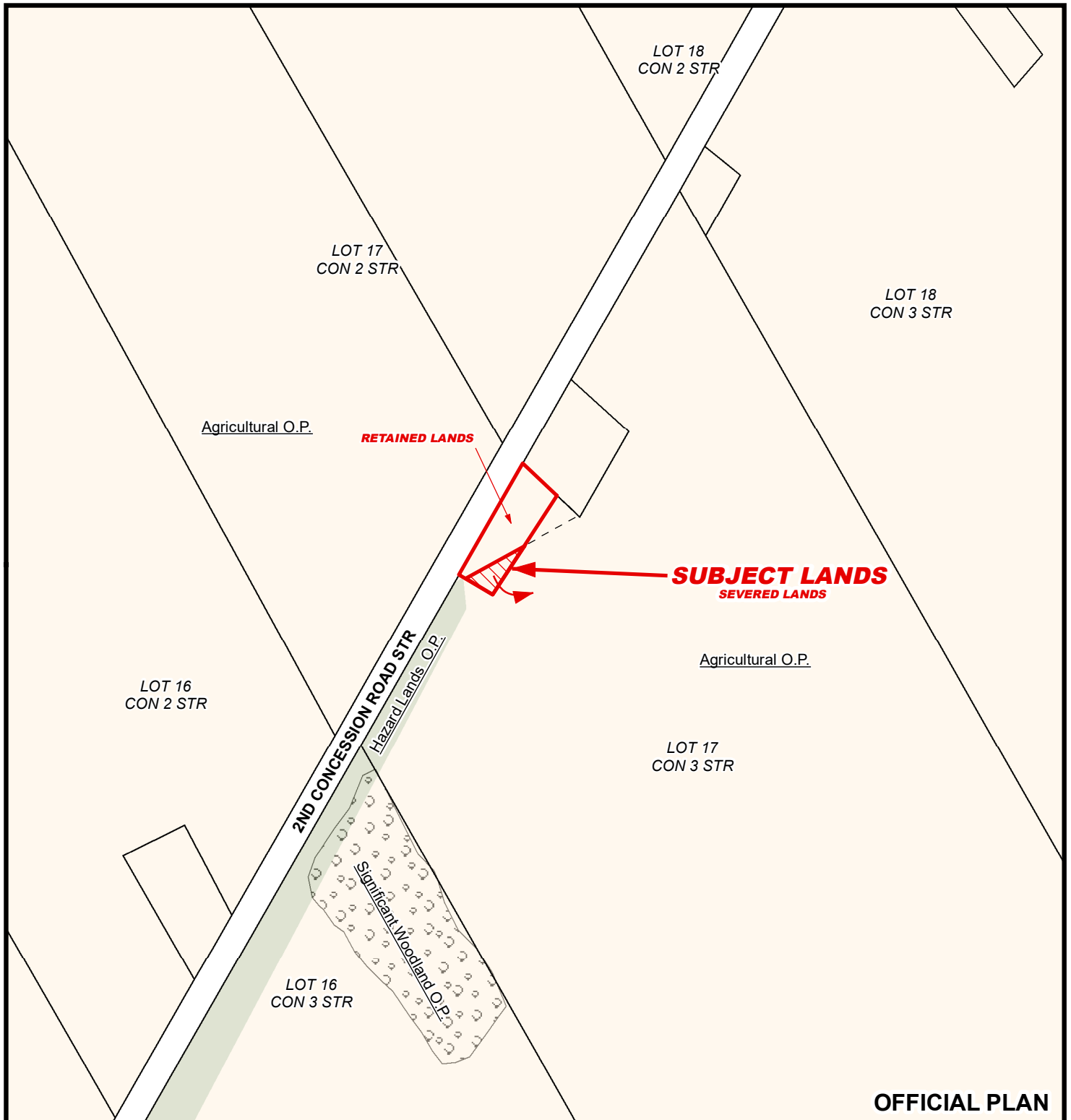
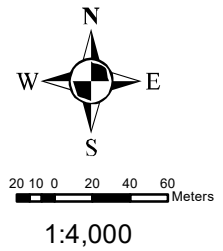
MIDDLETON



MAP 2

File Number: BNPL2017239

Geographic Township of MIDDLETON



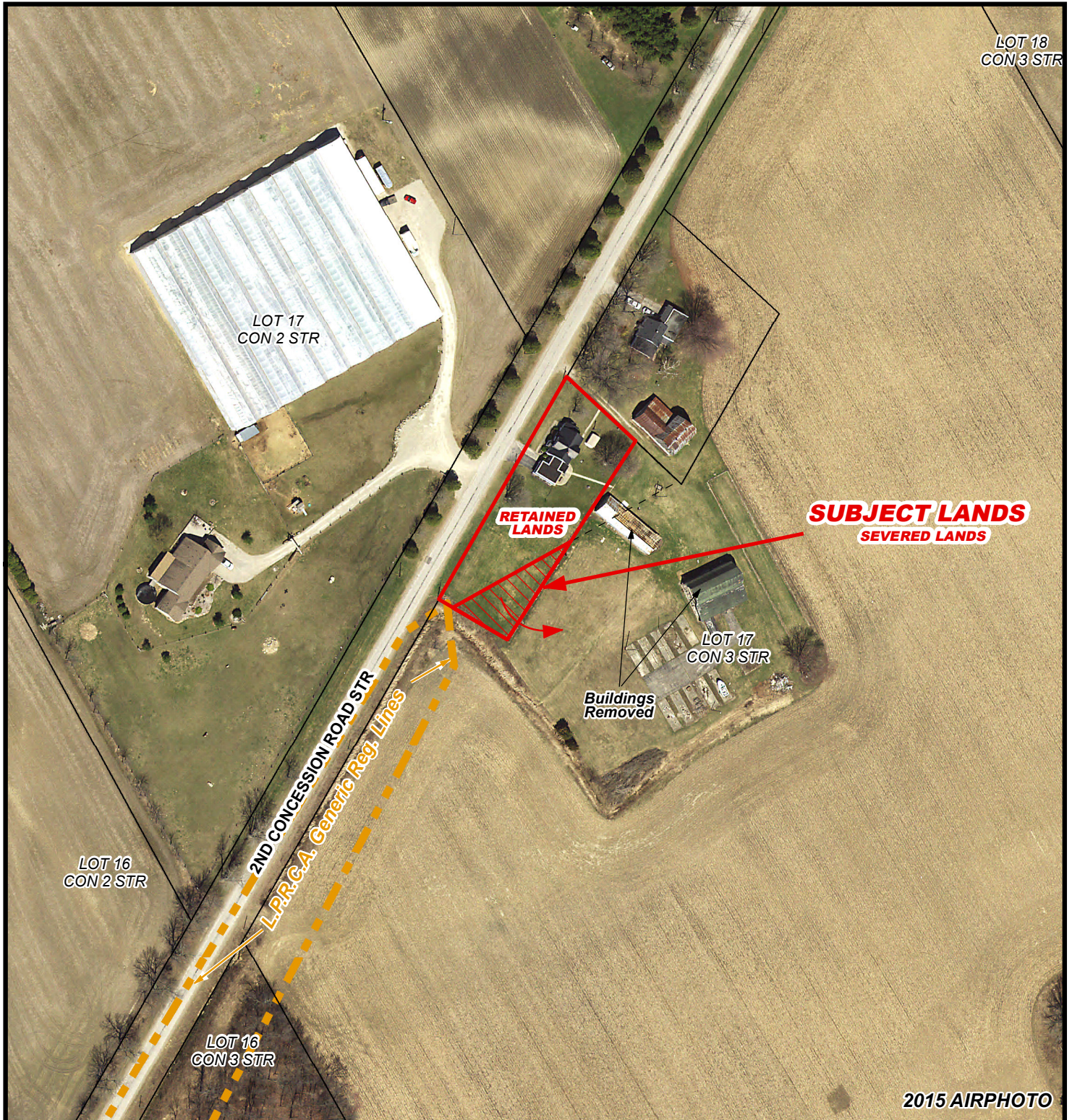
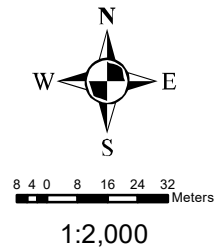
OFFICIAL PLAN

10/25/2017

MAP 3

File Number: BNPL2017239

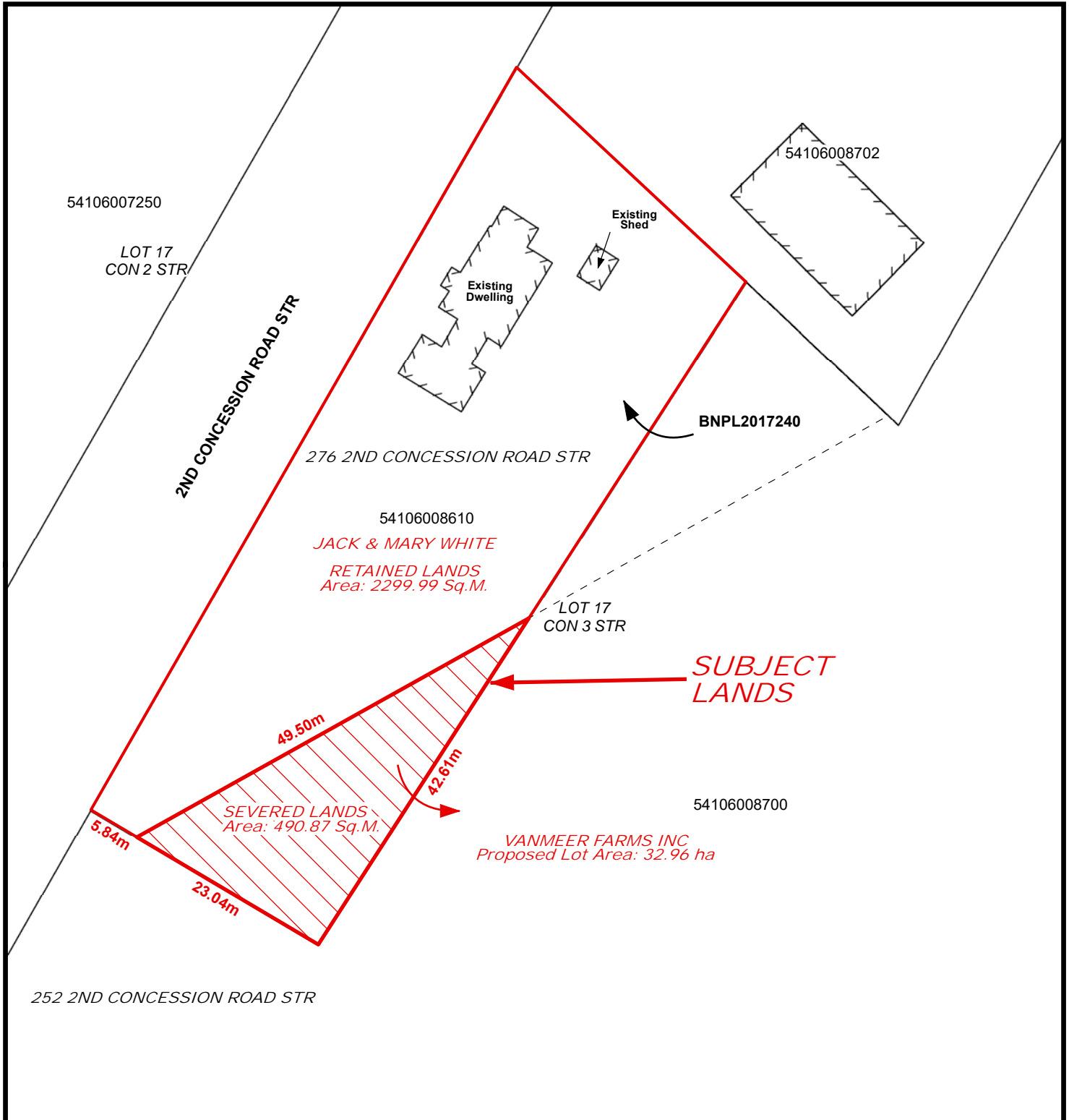
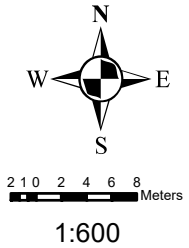
Geographic Township of MIDDLETON



MAP 4

File Number: BNPL2017239

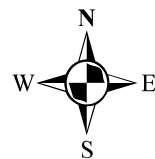
Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: BNPL2017239

Geographic Township of MIDDLETON



2 1 0 2 4 6 8 Meters

1:600

