

For Office Use Only:

File Number BVA 2017290
Related File Number _____
Pre-consultation Meeting NOV 17/17
Application Submitted DEC 4/17
Complete Application DEC 5/17

Application Fee \$12551
Conservation Authority Fee _____
OSSD Form Provided Dec 4/17
Planner Alisha
Public Notice Sign _____

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

- ☐ Consent/Severance/Boundary Adjustment
☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 491 023 36000

A. Applicant Information

Name of Owner Oszewka Bros. Farms Ltd.

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 1467 Road 19 West (Windham)
Town and Postal Code Vanessa, ON
Phone Number 519-410-8881
Cell Number _____
Email _____

Name of Applicant same as above
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent

R.C. Dixon

Address

277 Emily St.

Town and Postal Code

Simcoe, ON N3Y1J5

Phone Number

519-426-0456

Cell Number

519-410-1632

Email

dixonr@amtelecom.net

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



Applicant

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):

Part of lot 17 Concession 11 - Township of Windham

Municipal Civic Address: 546 Windham Road 11

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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



Yes No If yes, please specify:

3. Present use of the subject lands:

Agriculture - Residential

4. 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 sketch

5. 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. _____

6. 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:
- _____

7. 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:

8. If known, the length of time the existing uses have continued on the subject lands:

100 years ±

9. Existing use of abutting properties:

Agriculture and Residential

10. 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, 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):

—

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:	_____ 60.50 m _____
Depth:	_____ 65.99 m _____
Width:	_____ 60.50 m _____
Lot Area:	_____ 3992 m ² _____
Present Use:	_____ Residential / Agriculture' _____
Proposed Use:	_____ Residential _____
Proposed final lot size (if boundary adjustment):	_____ — _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

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

Owners Name: Olszanka Bros. Farms Ltd.

Roll Number: 49102336000

Total Acreage: 141.08 ac.

Workable Acreage: 120 ac

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

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built pre 1970

Owners Name: Olszowka Bros. Farms Ltd.

Roll Number: 49101915000

Total Acreage: 49 ac.

Workable Acreage: Olszowska Bros. Farms Ltd.
Existing Farm Type: (i.e., corn, orchard etc) Turkey Barn
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: Olszowska Bros. Farms Ltd.
Roll Number: 491 019 15000
Total Acreage: 49 ac.
Workable Acreage: 37

Existing Farm Type: (i.e., corn, orchard etc) corn & turkeys
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. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:
Local Knowledge
4. 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:

No change to property or dwelling.

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

Sewage Treatment

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

Storm Drainage

- | | |
|--|---|
| <input type="radio"/> Storm sewers | <input checked="" type="radio"/> Open ditches |
| <input type="radio"/> Other (describe below) | <input type="radio"/> |
-

2. Existing or proposed access to subject lands:

- | | |
|---|--|
| <input checked="" type="radio"/> Municipal road | <input type="radio"/> Provincial highway |
| <input type="radio"/> Unopened road | <input type="radio"/> Other (describe below) |

Name of road/street:

Windham Road 11

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

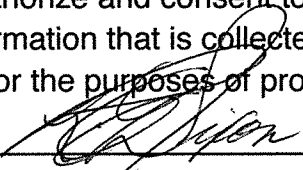
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Permission to Enter Subject Lands

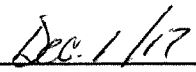
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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/Agent Signature



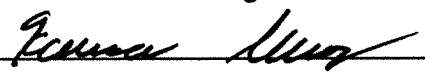
Date

J. Owner's Authorization

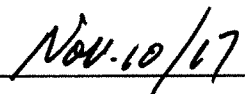
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Olszowska Bros Farms Ltd. am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Richard Dixon 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

K. Declaration

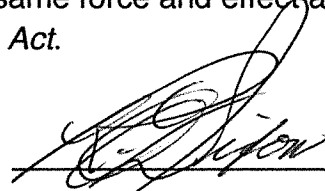
I, R. C. Dixon of Simcoe

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 St.

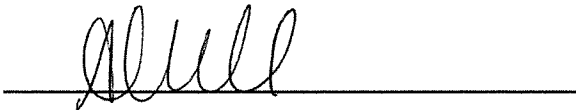


Owner/Applicant/Agent Signature

In Simcoe, ON

This 4th day of December

A.D., 2017



A Commissioner, etc.

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

Residences of partners in Olszanka Bros Farms Ltd.

- (1) Ashton - 1467 Windham Road 19
- (2) Harrison - 304 Courtland St. Delhi
- (3) Braden - 1334 Brantⁿ Road 4

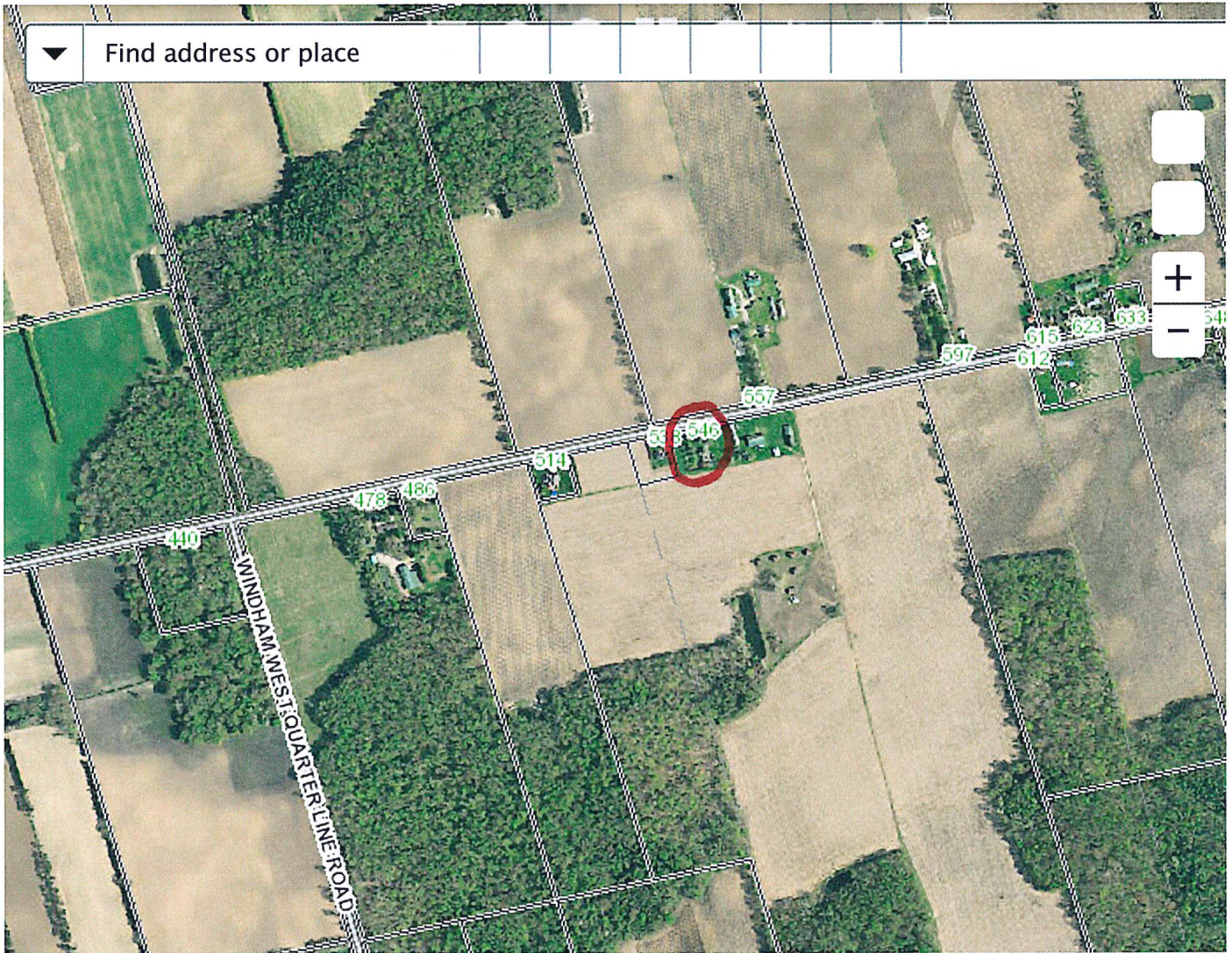


COMMUNITY WEB MAP

Norfolk County



Find address or place



0.3km

4,746,780.126 545,536.705 Meters



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>346 WINDHAM ROAD #11</u>			
Owner:			Lot:		Concession:
Lot Area:		Lot Frontage:		Assessment Roll No.	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1700 ft²</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>10</u>	
Is the building currently occupied? <u>Yes</u> / No If No, how long?					
EVALUATOR'S INFORMATION		Evaluator's Name: <u>ED DOVE</u>		Company Name: <u>BILL'S SEPTIC LTD</u>	
Address: <u>24 WELLES AVE - SIMCOE</u>		Postal Code: <u>N3Y 5N5</u>		Phone: <u>519-426-7108</u>	
Email: <u>billsseptic@sympatico.ca</u>		BCIN # <u>38413 / 38259</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u>			Soil Type: <u>SAND</u>
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: <u>30</u> 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): <u>RRY</u>	
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:		Size: <u>800</u> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____					
Distribution System:		No. of Tile Runs: <u>5</u>		Total Length of Tile: <u>250 FT</u>	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium				Distance Between Tile Runs: <u>6 FT</u>	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>5 FT</u>		<u>20 FT</u>	
Distance to Bodies of Water (ft)		<u>N/A</u>		<u>N/A</u>	
Distance to Nearest Well (ft)		<u>60 FT</u>		<u>70 FT</u>	
Distance to Proposed Property Lines		Front <u>>100'</u> Rear <u>40 FT</u> Side <u>>100'</u> Side <u>70'</u>		Front <u>40'</u> Rear <u>60 FT</u> Side <u>>100'</u> Side <u>60 FT</u>	

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 <p><u>Note:</u> 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.</p> <p><u>Additional Comments:</u> <div style="text-align: center; font-family: cursive; color: blue;"> SYSTEM APPEARS TO BE IN GOOD WORKING ORDER AT TIME OF EVALUATION </div> </p>
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> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Owner Signature </div> <div style="width: 45%;"> _____ Date </div> </div> <p>EVALUATOR:</p> <p>1. I, <u>Ed Dow - Brian Spencer</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. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Evaluator Signature </div> <div style="width: 45%;"> <div style="text-align: center; font-family: cursive; color: blue; font-size: 1.2em;">Oct 11/2017</div> _____ Date </div> </div> <p>BUILDING DIVISION COMMENTS</p> <p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%;"> _____ Date </div> </div>

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

DATE: Oct 11/2017

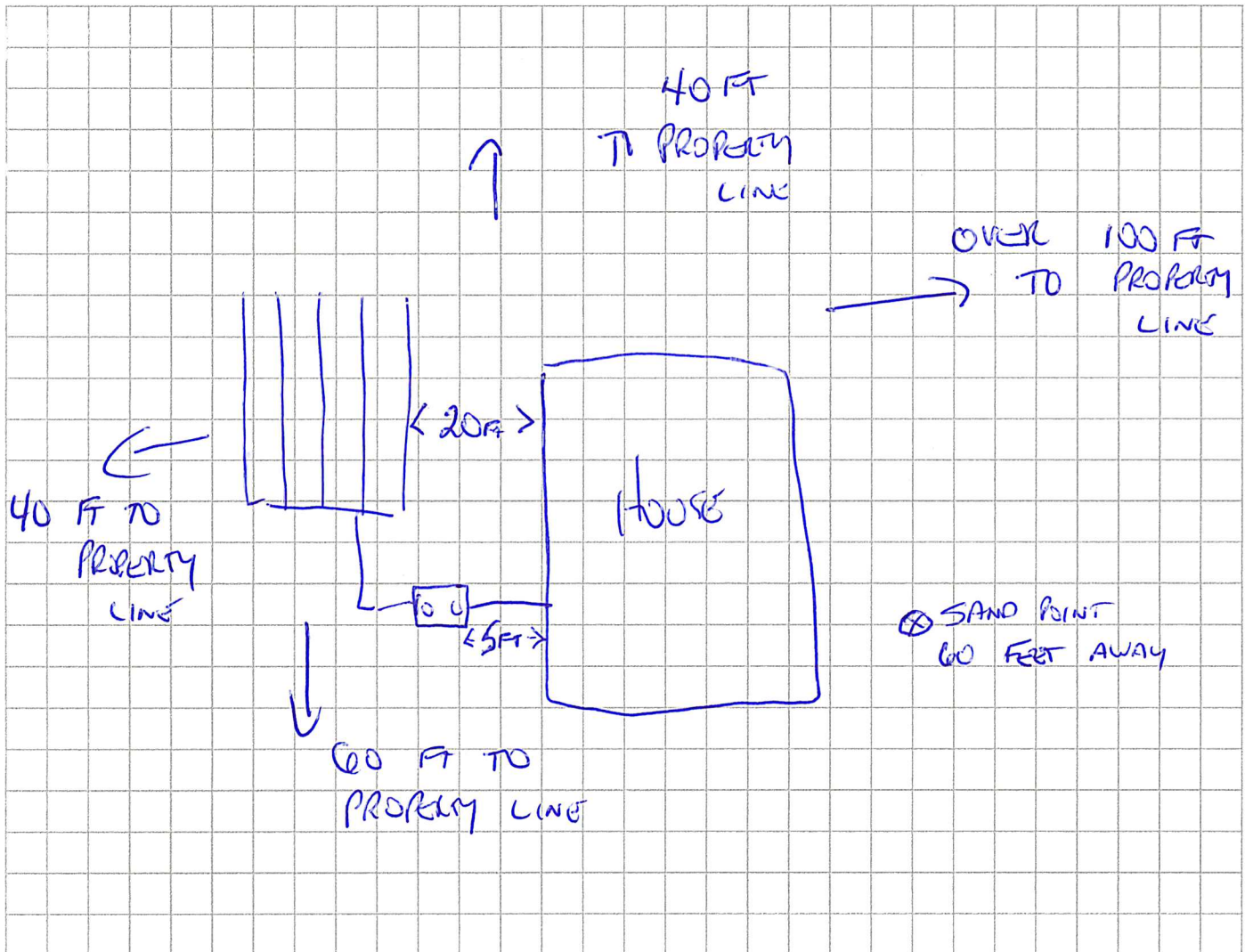
APPLICATION NUMBER: _____

OWNER: _____

EVALUATOR Ed Dow Bicus Some

PROPERTY ADDRESS 546 Windham Road #11 Delton, ON

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



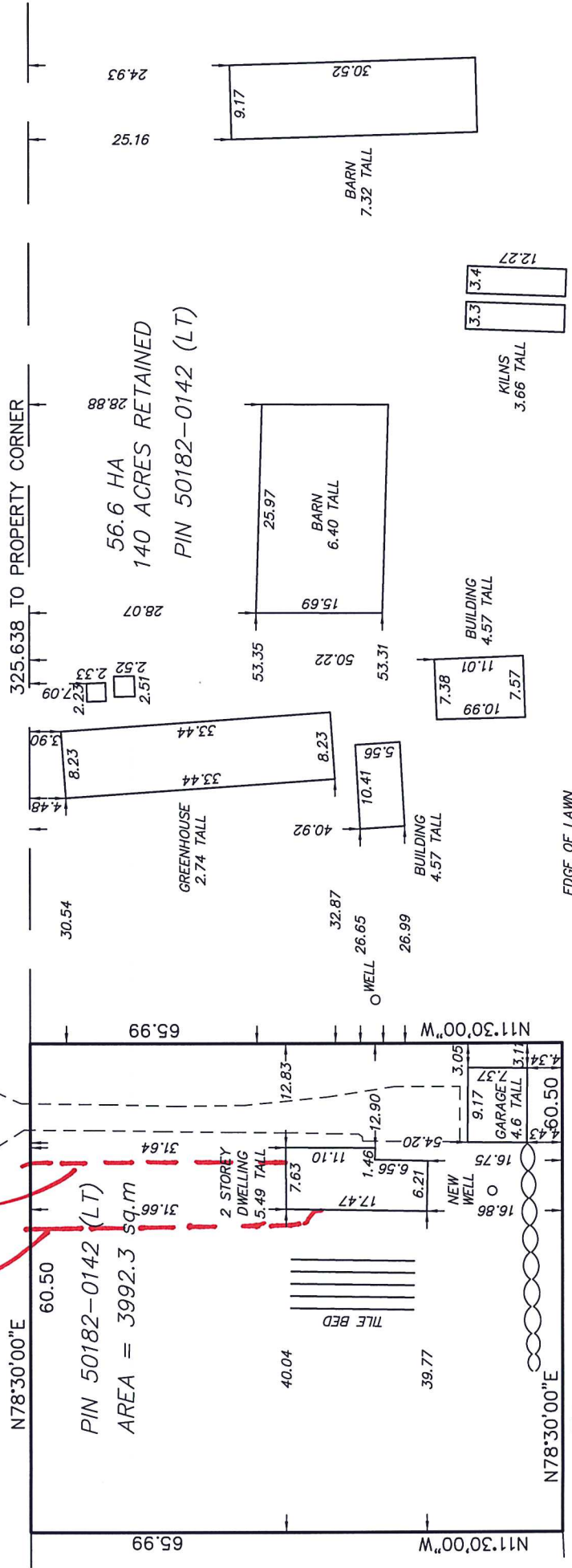
PREPARED BY: [Signature]

NOTE: The above sketch is not to exact scale.



WINDHAM ROAD 11

Gas
Line



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 # 17-1693 OLSZOWKA

PIN 50182-0142 (LT)

INVERTED

LL NOT

MAP 2

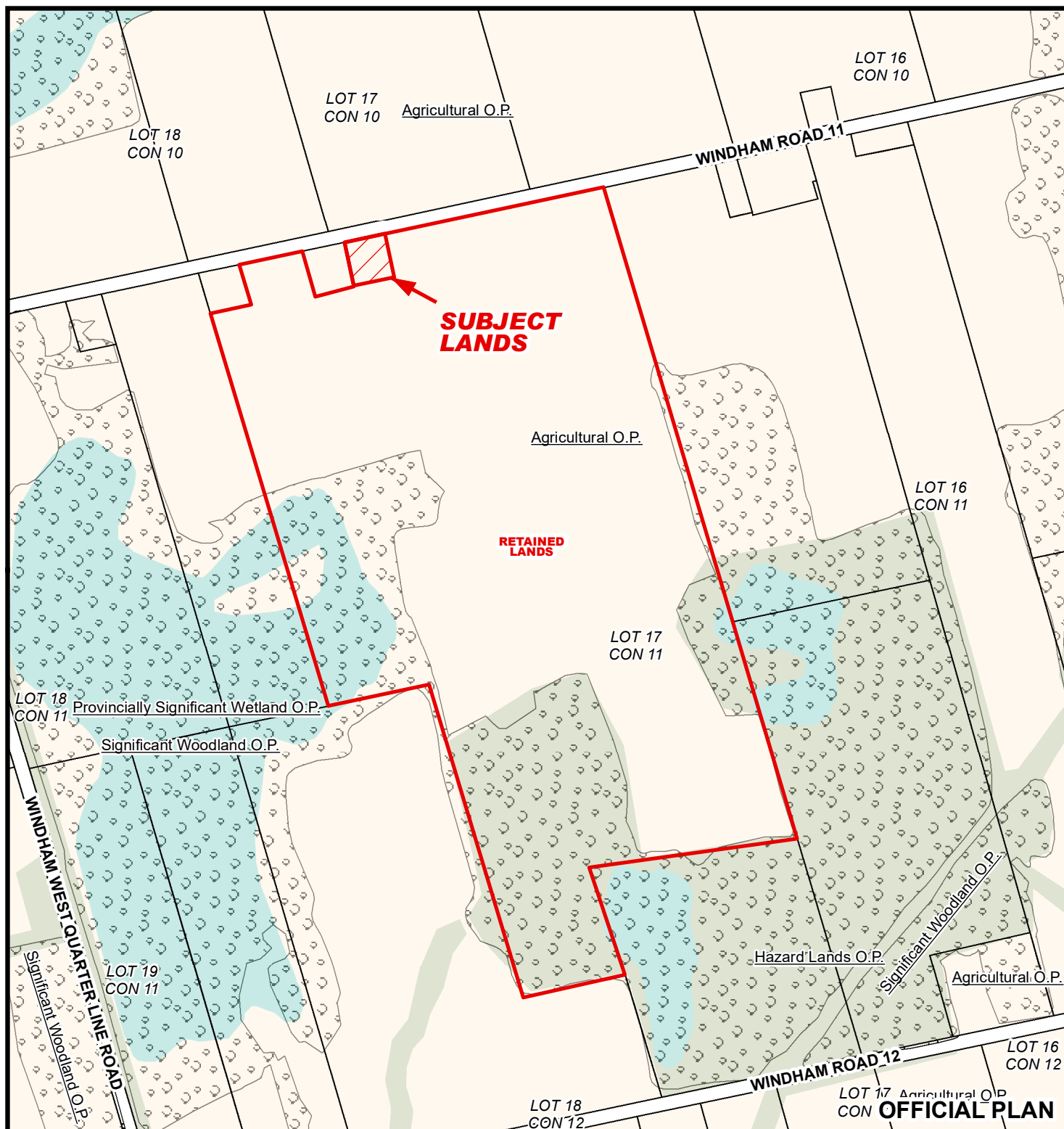
File Number: BNPL2017290

Geographic Township of WINDHAM



30 15 0 30 60 90 120 Meters

1:8,000



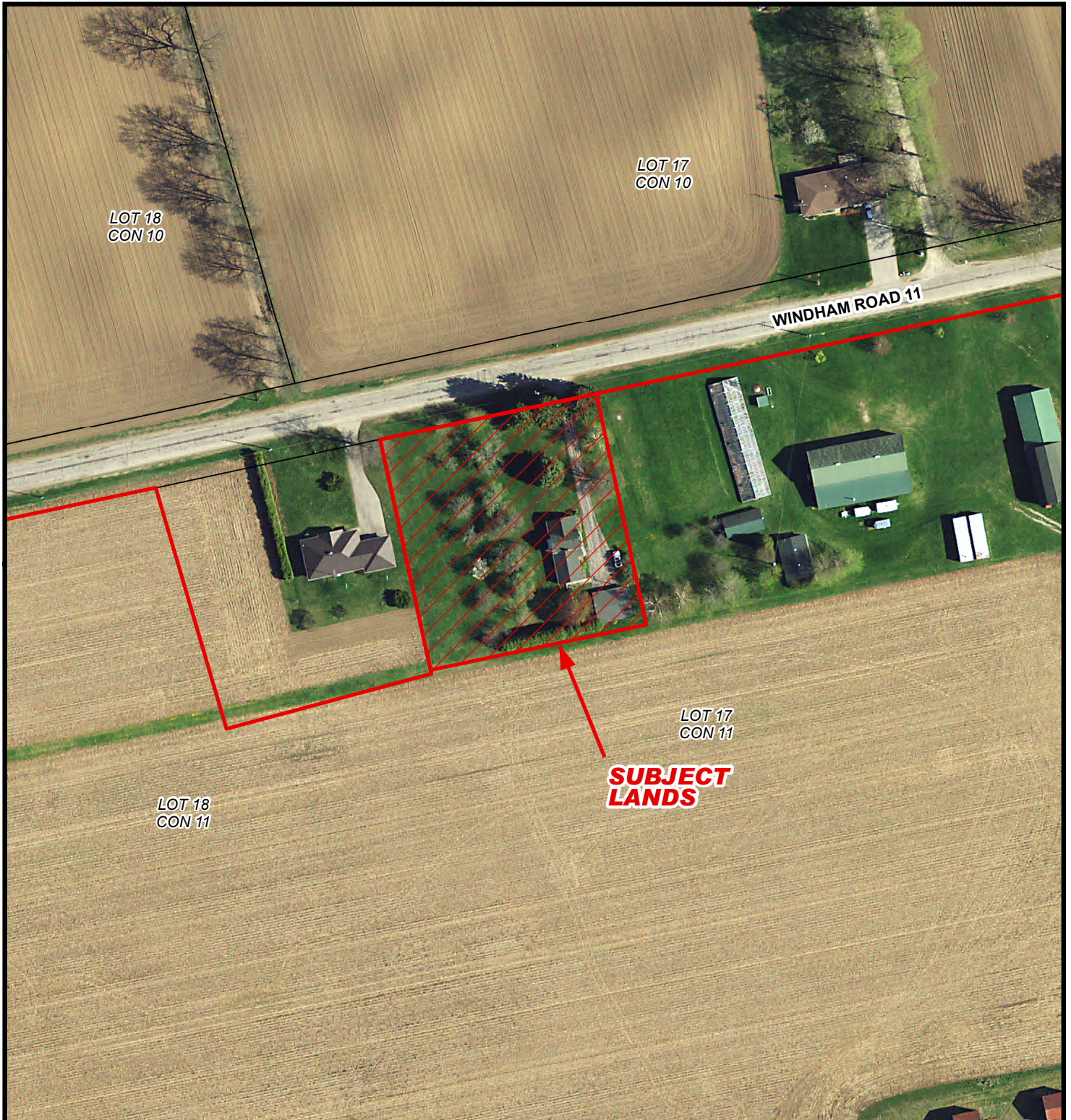
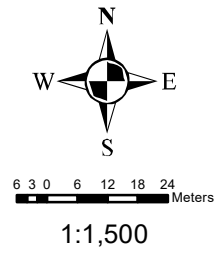
OFFICIAL PLAN

2017-12-07

MAP 3

File Number: BNPL2017290

Geographic Township of WINDHAM



MAP 4

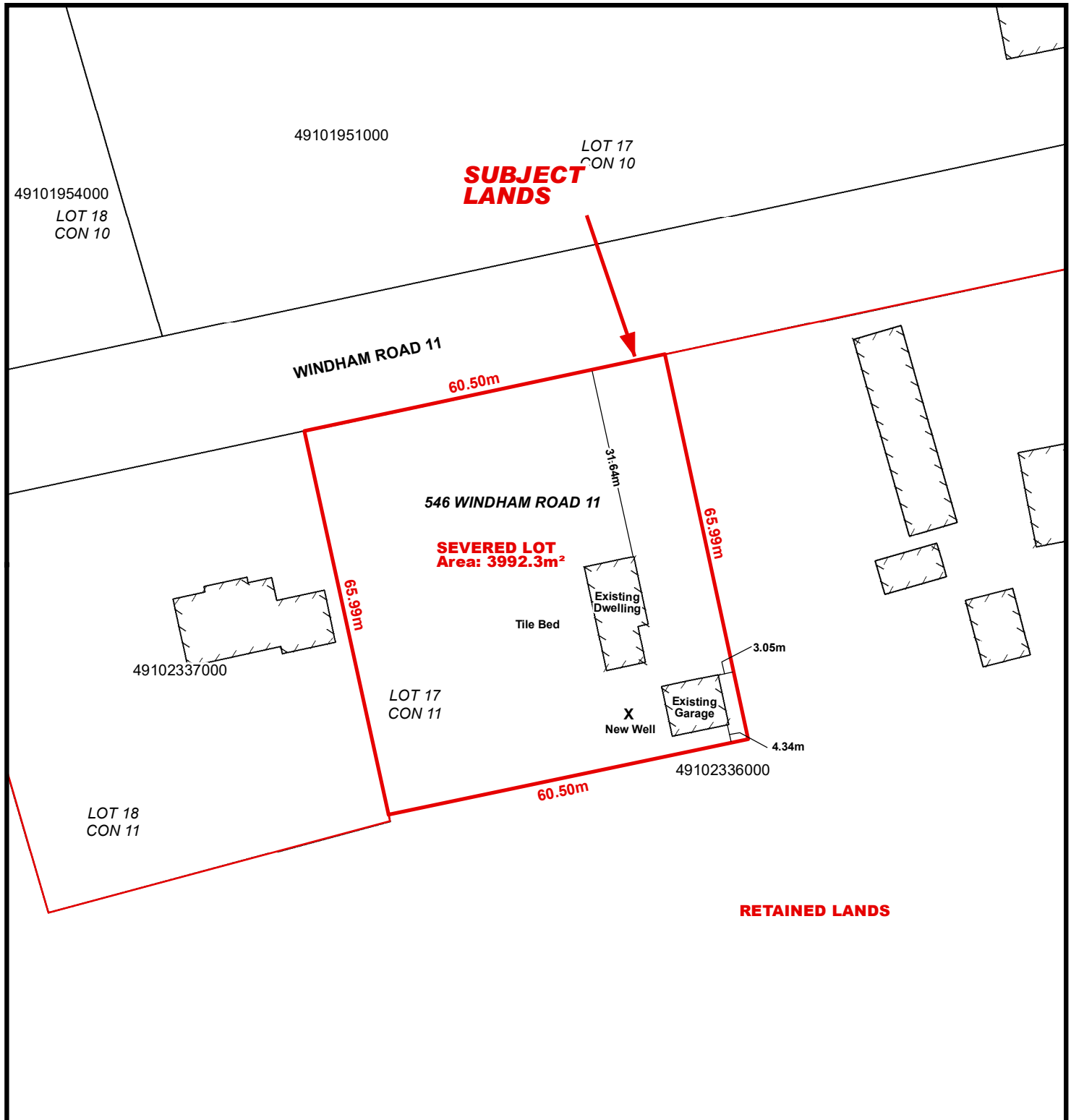
File Number: BNPL2017290

Geographic Township of WINDHAM



3.5 7 10.5 14
Meters

1:900



LOCATION OF LANDS AFFECTED

File Number: BNPL2017290

Geographic Township of WINDHAM



3.5 7 10.5 14
Meters

1:900

