

For Office Use Only:

File Number	<u>BNPL2018065</u>	Application Fee	<u>\$ 2210</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>April 3/18</u>	Planner	<u>Steve</u>
Complete Application	<u>April 3/18</u>	Public Notice Sign	<u>Yes</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:

Pin 50145-0256
3310 541 0500 3400

A. Applicant Information

Name of Owner

Carolyn Murray, Patty Eppel, Joseph Eppel Jr

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

985 Colonel Talbot Rd. RR#1

Town and Postal Code

Courtland ON. N0J-1E0

Phone Number

519-842-4015 1-215-820-2663

Cell Number

519-550-5440 1-215-820-2522

Email

cj eppel @ xplornet . com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above

☒ Owner

☐ Agent

RECEIVED

MAR 16 2018

NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING

Revised May 2017
Development Application
Page 3 of 15



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 152 (CONCESSION) NORTH TALBOT ROAD,

Municipal Civic Address: 985 TALBOT ROAD RR#1 (CARTER, ON)

Present Official Plan Designation(s): AGRICULTURAL NOS 120

Present Zoning: AGRICULTURAL

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: 2005

4. Present use of the subject lands:

AGRICULTURAL

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:

1 dwelling 248.8 SQ.M TO REMAIN
≈ 1956

6. If known, the date existing buildings or structures were constructed on the subject lands: UNKNOWN

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:

None 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:

50 years +

12. Existing use of abutting properties:

Agri-tourism

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, 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: 69.63

Depth: 92.3 IRREGULAR

Width: 48.45 AVERAGE

Lot Area: 3508 SQ. M.

Present Use: AGRICULTURAL / RESIDENTIAL

Proposed Use: " "

Proposed final lot size (if boundary adjustment): _____

Description of land intended to be retained in metric units:

Frontage: 394m TAYLOR / 938 Bell Mill

Depth: 1008 AVERAGE

Width: 660 AVERAGE

Lot Area: 78.5 HECTARS

Present Use: AGRICULTURAL

Proposed Use: AGRICULTURAL

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):

_____ UNKNOWN

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

Owners Name: CAROLYN MURRAY & Wm. D. MURRAY

Roll Number: 3401 000 003 07200 000

Total Acreage: 50

Workable Acreage: 25

Existing Farm Type: (i.e., corn, orchard etc) VEG & FRUIT (RASPBERRIES)

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1875 ?

Owners Name: CAROLYN MURRAY & Wm D MURRAY.

Roll Number: 3401 000 003 07400 000

Total Acreage: 97.07

Workable Acreage: 50

Existing Farm Type: (i.e., corn, orchard etc) VEG., BEANS. TOBACCO. Asparagus

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900 ?

Owners Name: CAROLYN MURRAY & Wm D MURRAY

Roll Number: 3401 000 003 12600 000

Total Acreage: 68

Workable Acreage: 50

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

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900 ?

Owners Name: CAROLYN MURRAY + Wm D. MURRAY
Roll Number: 34 61 000-003/1500 000
Total Acreage: 44
Workable Acreage: 25
Existing Farm Type: (i.e., corn, orchard etc) Veg, beans 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:
long time exper.

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 changes ARE TAKING PLACE.

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 changes ARE TAKING PLACE.

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

☐ 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:

Bell Mill Side Road.

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

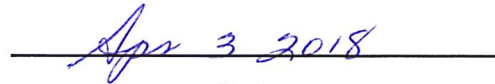
Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

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.

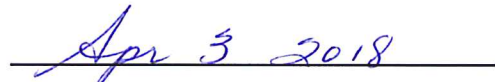

Owner/Applicant Signature


Date

J. Permission to Enter Subject Lands

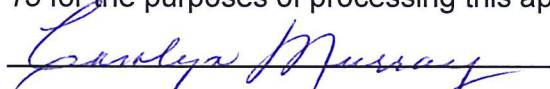
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

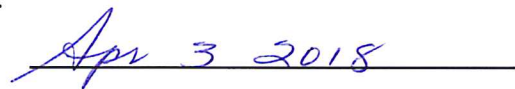

Owner/Applicant Signature


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 PATRICIA EPEL + JOSEPH EPEL am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize CAROLYN MURRAY 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.

Patricia Epel
Owner

Aug 23 2017
Date

Joseph Epel Jr.
Owner

Aug. 23 2017
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.

Carolyn Murray
Applicant Signature

Nov 29 / 17.
Date

Agent Signature

Date

N. Declaration

I, CAROLYN MURRAY 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

Carolyn Murray
Owner/Applicant Signature

In Norfolk County

This 3rd day of April

A.D., 20 18

[Signature]
A Commissioner, etc.

SHERRYANN MOTT, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2020.

PROPOSED LOT COVERED OF PARCEL "A"
= 7.1 %





Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: ~~July 2009~~ MARCH 12 2018

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>570 Bell Mill Road RR#1 Courtland</u>			
Owner: <u>JOSEPH & PATI EPPER</u>		Lot: <u>11</u>		Concession: <u>INTR</u>	
Lot Area: <u>3508.6 m²</u>	Lot Frontage: <u>69.63 m</u>	Assessment Roll No. <u>3316 541 0500 3400</u>			
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Zoning <input type="checkbox"/> Minor Variance <input checked="" type="checkbox"/> Other <u>Severance</u> <input type="checkbox"/> Site Plan			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1800 sq Feet</u>		No. of Bedrooms: <u>4</u>		No. of Fixture Units: <u>19</u>	
EVALUATOR'S INFORMATION		Evaluator's Name: <u>DAVID OATMAN</u> Company Name: <u>KIRWIN AND OATMAN EXCAVATING</u> Address: <u>14851 BAYHAM DRIVE TILSONBUR</u> Postal Code: <u>N4B 4H3</u> Phone: <u>519 688 0350</u> Email: <u>Sales@kirwin-oatman.com</u> BCIN #: <u>17579</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>6</u> ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Odour Detected: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Current Weather (at time of evaluation): <u>SUNNY</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: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other		Size: <u>1450 x 3600 x 800</u>		Pump: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Distribution System: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>12</u>		Total Length of Tile: <u>540'</u>	
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		Distance Between Tile Runs: <u>5 feet</u>	
Setbacks:		Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded			
Distance to Buildings & Structures (ft)		Tank		Distribution Pipe	
Distance to Bodies of Water (ft)		<u>3 feet</u>		<u>60 feet</u>	
Distance to Nearest Well (ft)		<u>N/A</u>		<u>N/A</u>	
Distance to Proposed Property Lines		<u>50 feet</u>		<u>60 feet</u>	
		Front <u>50'</u> Rear <u>55'</u> Side <u>25'</u> Side <u>100'</u>		Front <u>50'</u> Rear <u>10'</u> Side <u>10'</u> Side <u>10'</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>Additional Comments: <u>TWO SEPARATE SYSTEMS</u> <u>ONE ON EAST SIDE ONE ON WEST SIDE</u></p>

VERIFICATION	
<p><u>OWNER:</u> 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, <u>JOSEPH EPPLE</u> (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><u>Joseph Epple Jr.</u> Owner Signature</p> <p><u>MARCH 1 2018</u> Date</p>	

<p><u>EVALUATOR:</u> 1. I, <u>DAVID BATMAN</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> <p><u>David Batman</u> Evaluator Signature</p> <p><u>MARCH 1 2018</u> Date</p>	
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BUILDING DIVISION COMMENTS	
Comments: _____ _____	
<p>I, _____ have reviewed the information contained in this form as submitted.</p> <p>_____ Chief Building Official or designate</p> <p>_____ Date</p>	

Revised: October 5, 2015



On Site Sewage Disposal System Location Plan

DATE: MARCH 12018

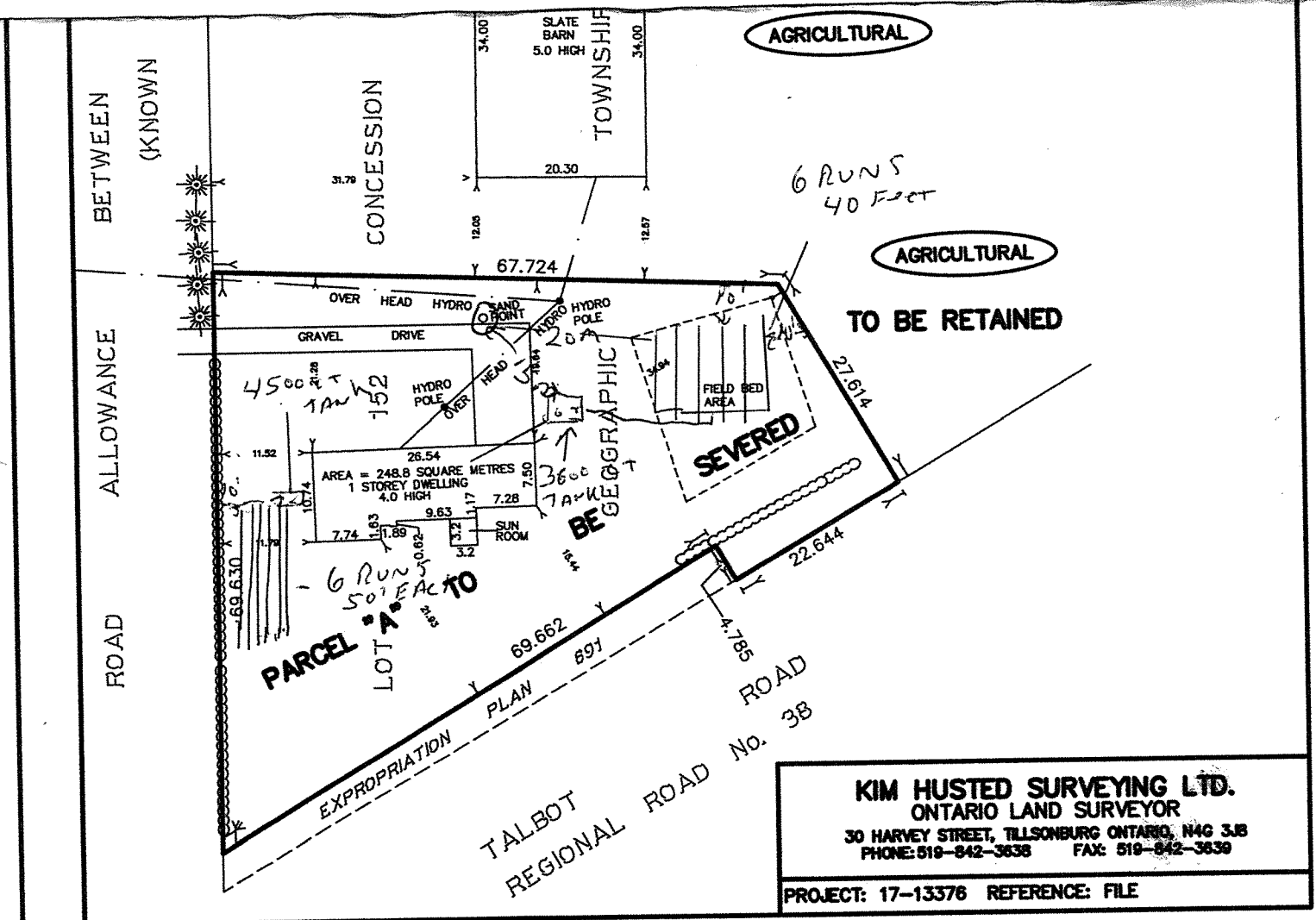
APPLICATION NUMBER: _____

OWNER Joseph Eppel Jr
Patty Eppel
Carolyn Murray

EVALUATOR DAVID OATMAN

PROPERTY ADDRESS 570 Bell Mill Rd. R.R. 1 Courtland ON. N0J 1E0

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.

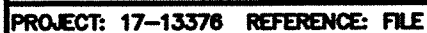


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PREPARED BY: DAVID OATMAN
David Oatman

NOTE: The above sketch is not to exact scale.

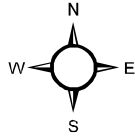
PROPOSED LOT COVERED OF PARCEL "A"
= 7.1 %



MAP 1

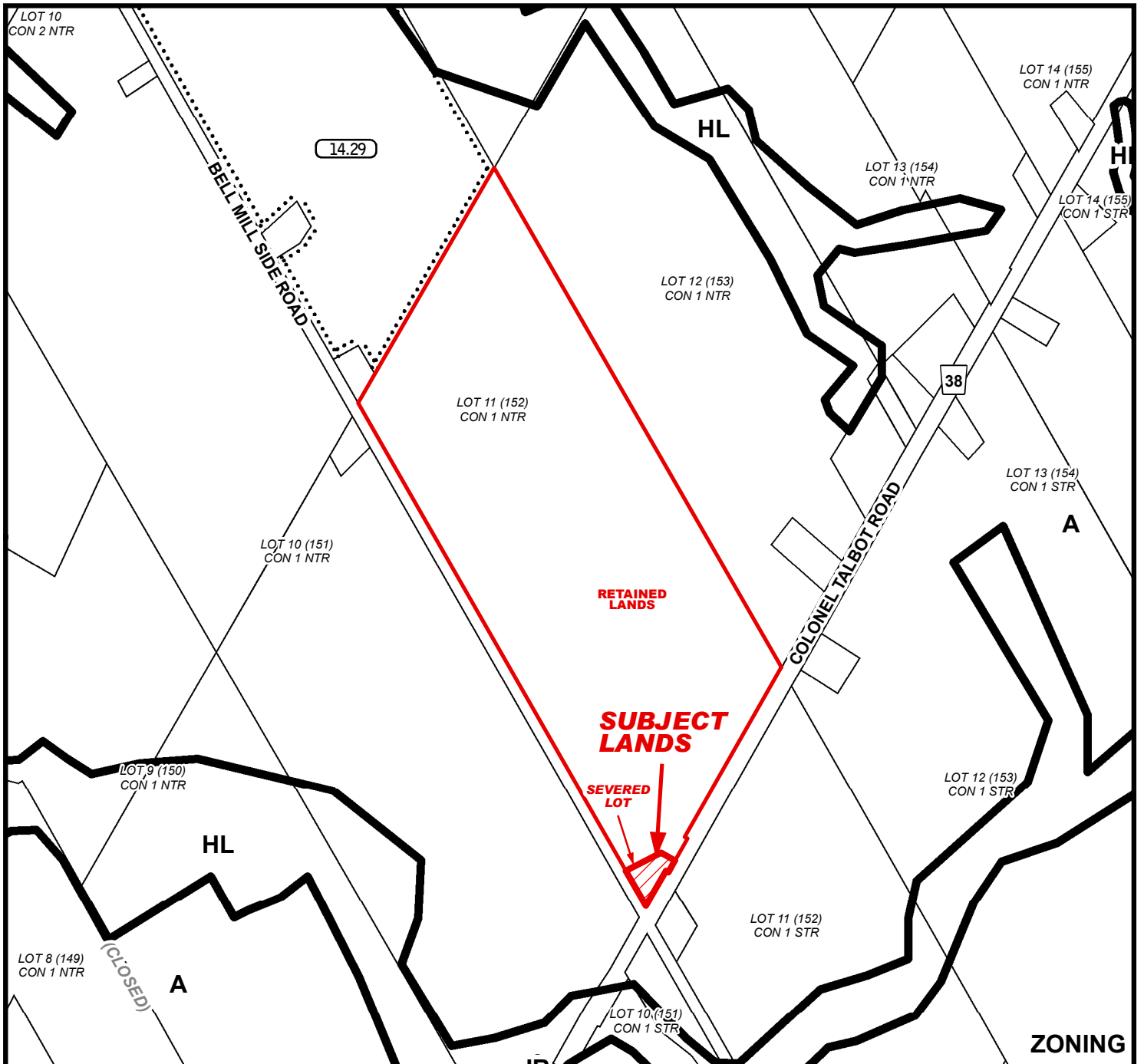
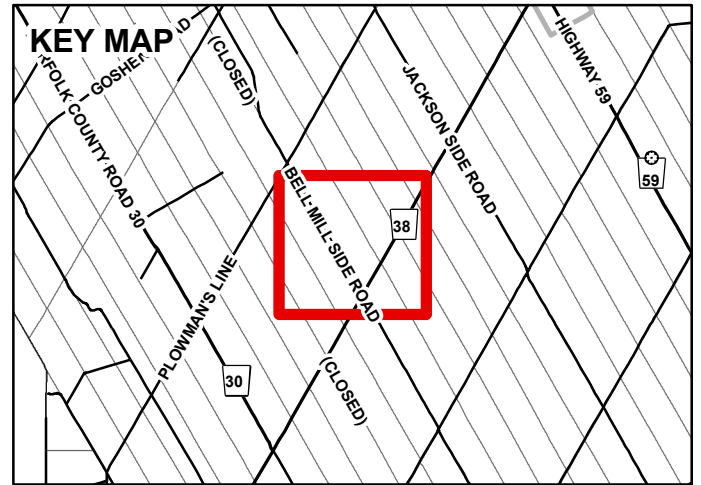
File Number: BNPL2018065

Geographic Township of
MIDDLETON



1:10,000

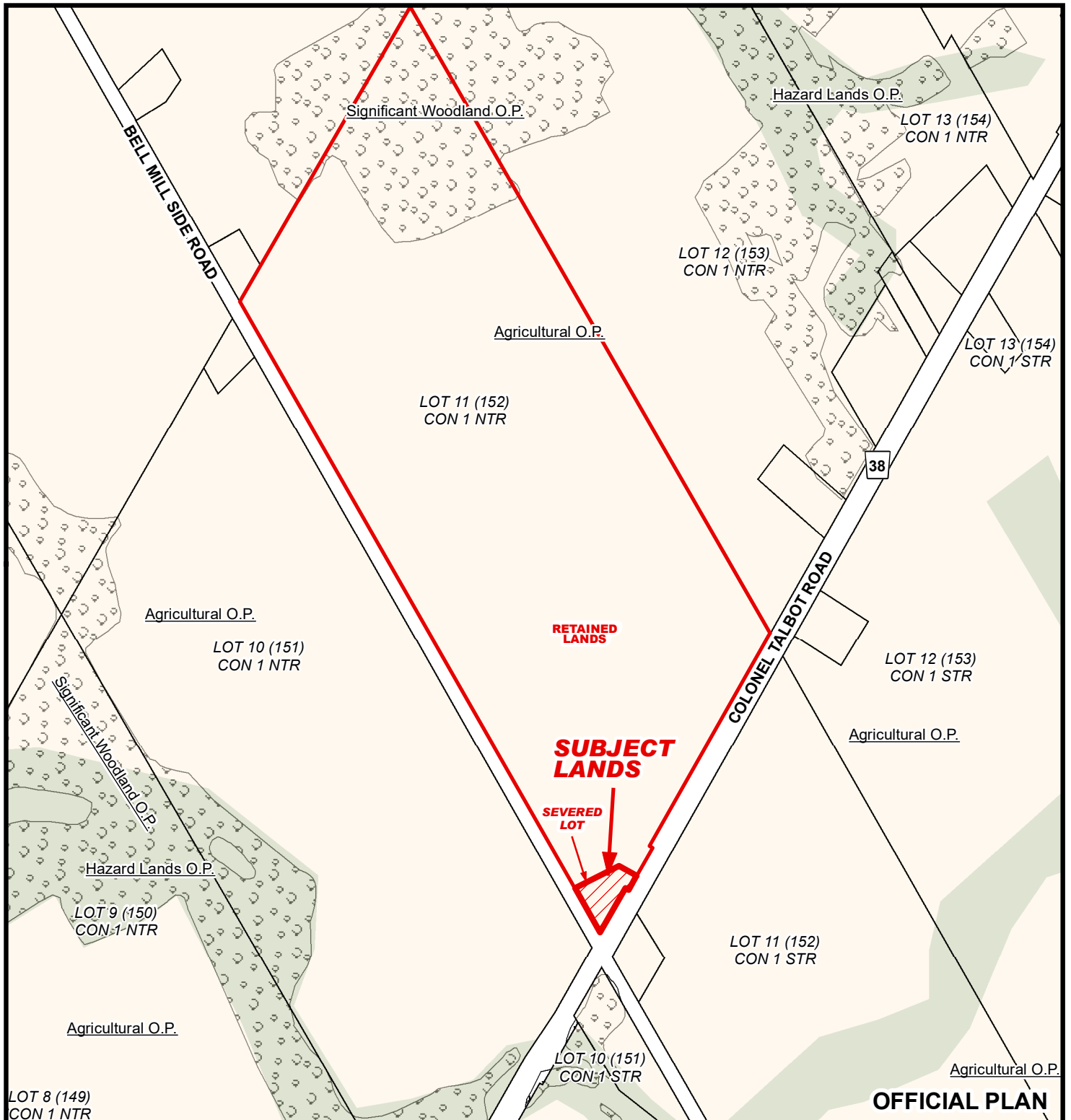
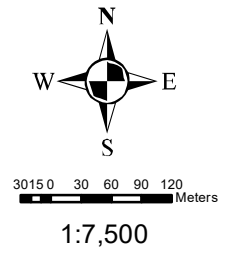
80 40 0 80 160 240 320 Meters



MAP 2

File Number: BNPL2018065

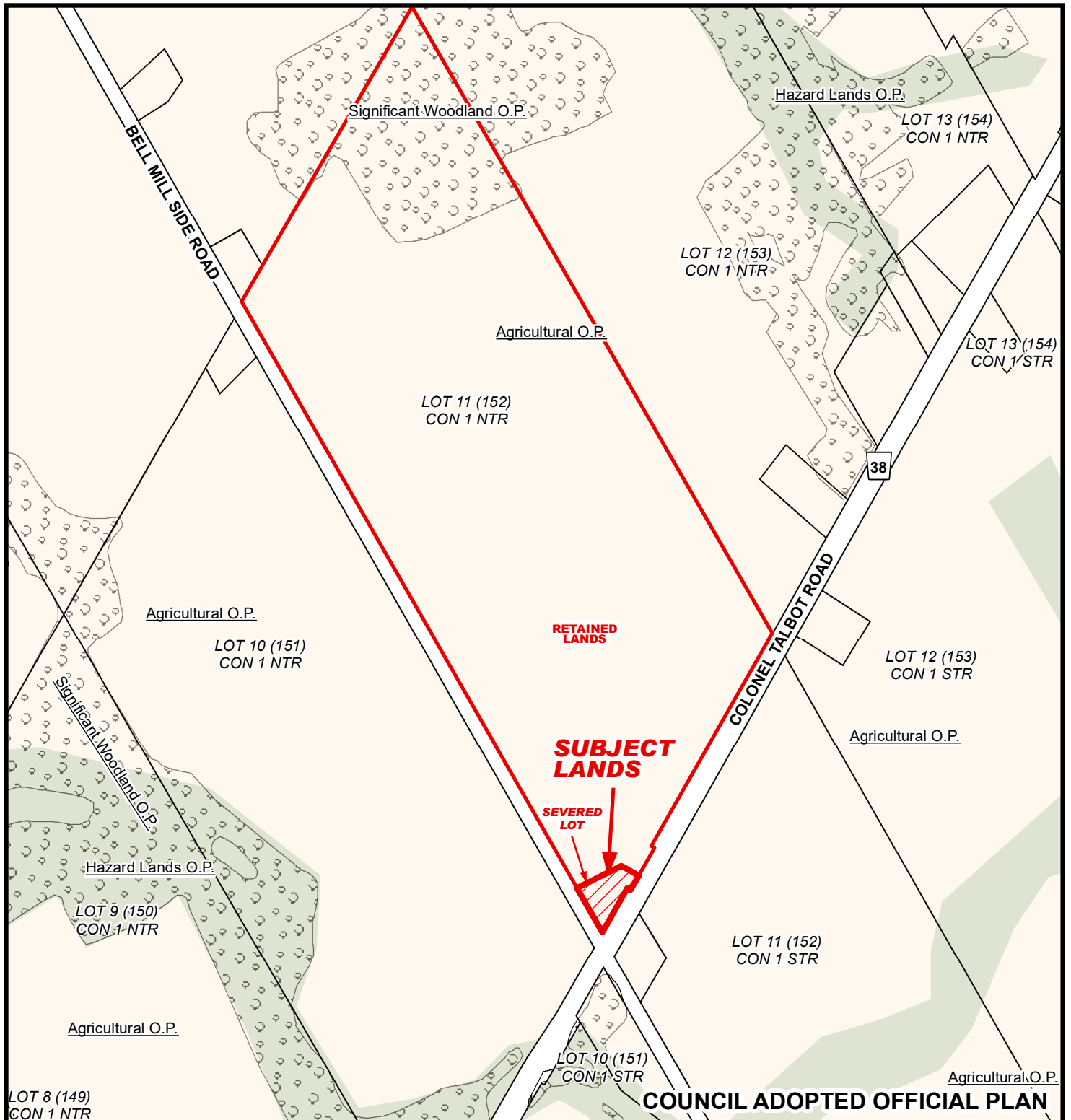
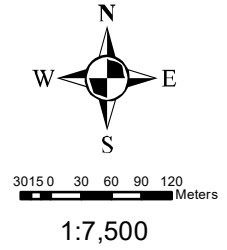
Geographic Township of MIDDLETON



MAP 3

File Number: BNPL2018065

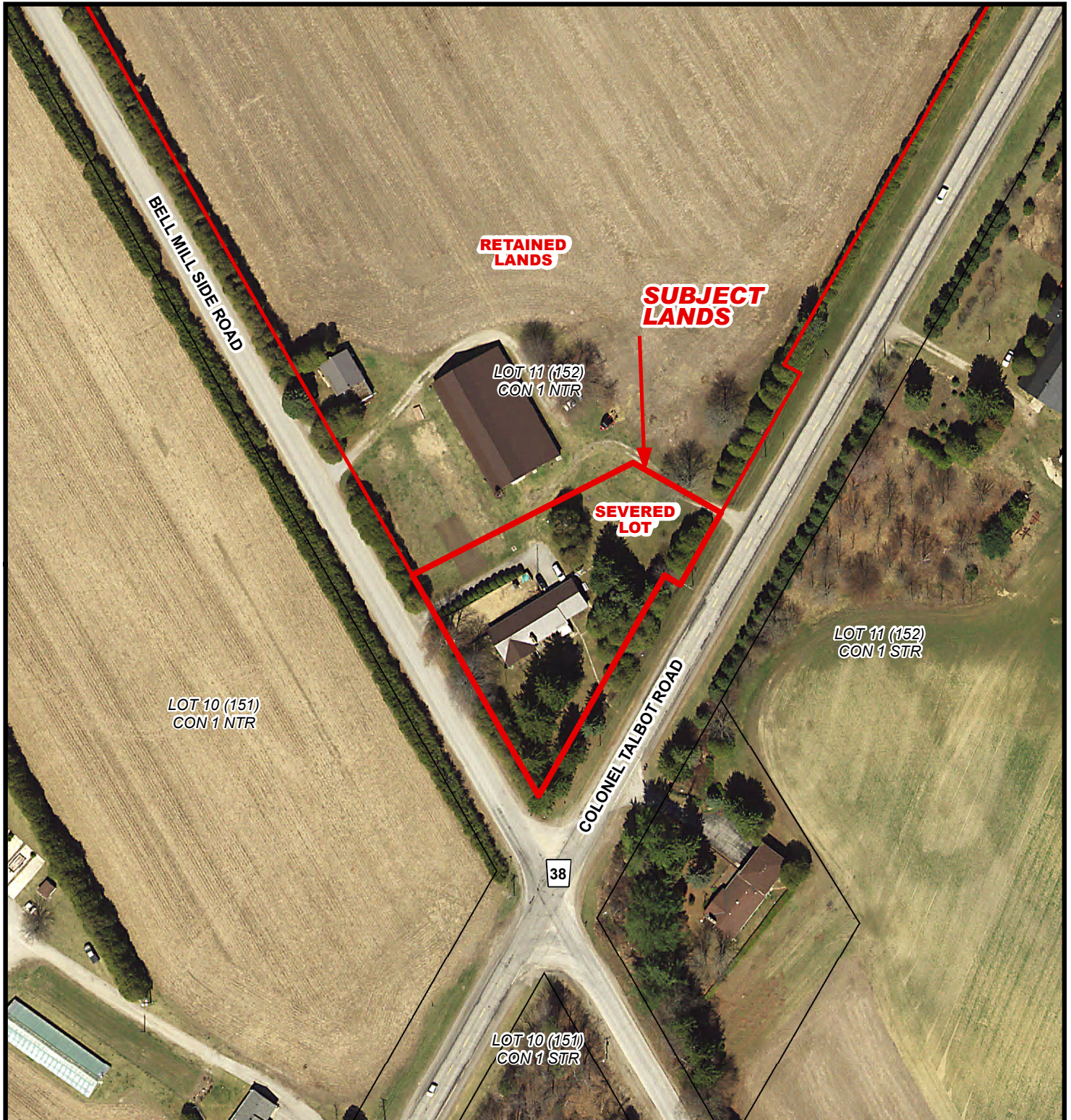
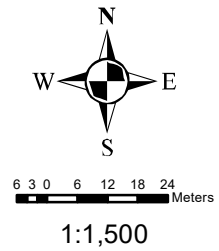
Geographic Township of MIDDLETON



MAP 4

File Number: BNPL2018065

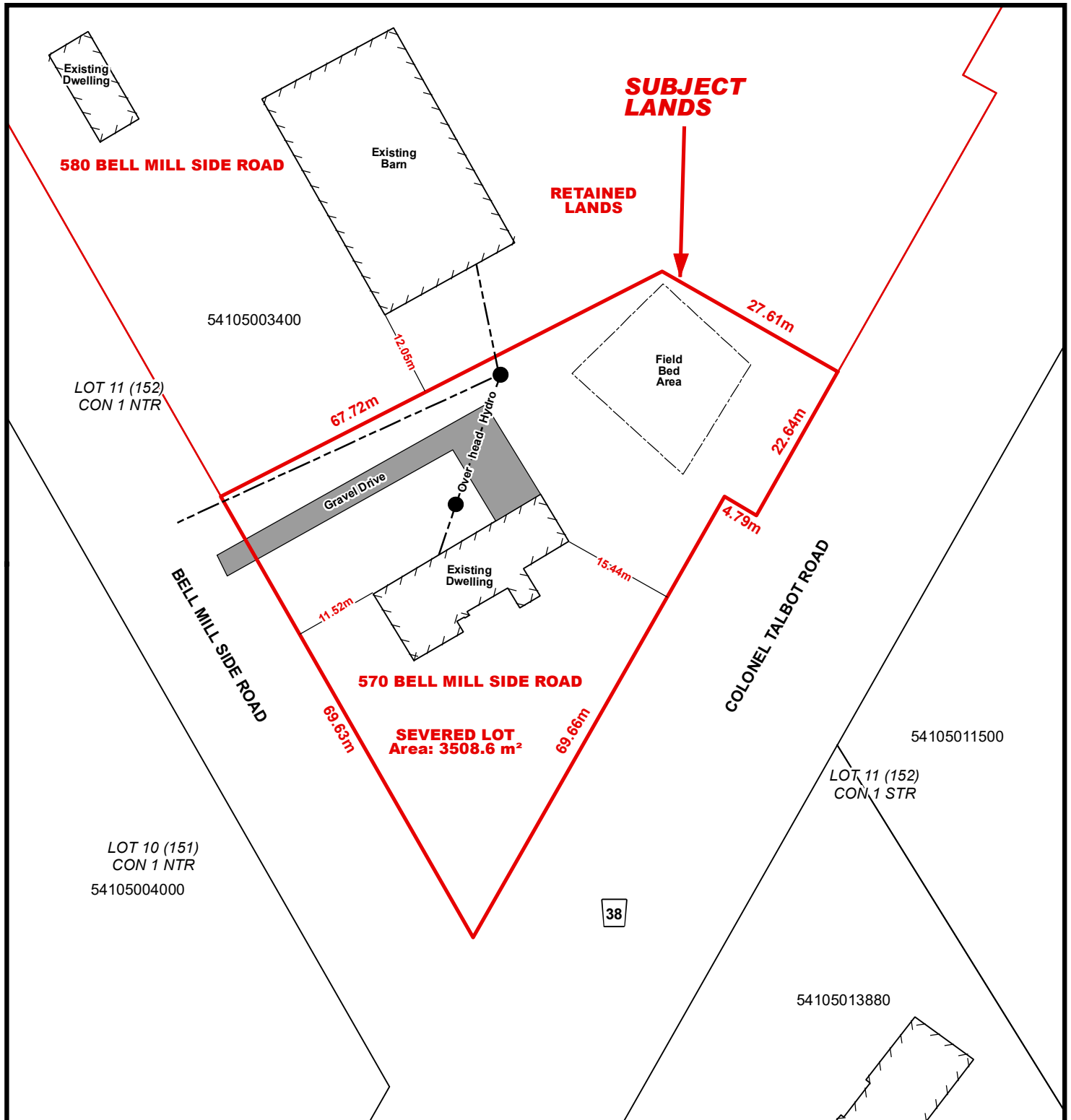
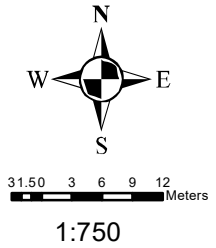
Geographic Township of MIDDLETON



MAP 5

File Number: BNPL2018065

Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: BNPL2018065

Geographic Township of MIDDLETON



31.50 3 6 9 12 Meters

1:750

