

For Office Use Only:

File Number	<u>BNPL2018122</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>June 5/18</u>	Planner	<u>Steve</u>
Complete Application	<u>June 5/18</u>	Public Notice Sign	<u>Yes</u>

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
- ONLY ONE
PIN # 501230113

Property Assessment Roll Number: 331054302017600
331054302017500

A. Applicant Information

Name of Owner JAMES DECARONS/LORI DECARONS

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 1685 CONE A
 Town and Postal Code RR #2 ST WILLIAMS NOE-1P0
 Phone Number 519-586-3468
 Cell Number _____
 Email _____

Name of Applicant JANE DECARONS/LORI DECARONS
 Address 1685 CONE A
 Town and Postal Code RR #2 ST WILLIAMS NOE-1P0
 Phone Number 586-3468
 Cell Number _____
 Email _____

Name of Agent BILL W. CURVEY
Address 103 QUEENSWAY EAST
Town and Postal Code N3R 4M1 SIMCOE ONT
Phone Number 519-426-0081
Cell Number 519-429-8533
Email bcurvey@hotmail.com

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:

N/A

B. Location, Legal Description and Property Information

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

RT LOT 20 CONC A SOUTH WALSWORTH

Municipal Civic Address: 1633 CONC ROAD A SWALSINGHAM

Present Official Plan Designation(s): A

Present Zoning: A

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:

FARM / ZONED A

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:

EXISTING ~~WAS~~ ONE AND HALF STOREY FRAME HOME AND ONE HALF STOREY HOME AND BARN KILNS RETAIN

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.

N/A

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:

NIL.

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:

1989. FOR CURRENT OWNERS

9. Existing use of abutting properties:

FARM LAND TO WEST + NORTH
SINGLE FAMILY TO THE WEST

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	_____	175
Lot depth	_____	375
Lot width	_____	_____
Lot area	_____	1.5 ACRES
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):

Nil.

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:	175
Depth:	375
Width:	_____
Lot Area:	1.5 ACRES
Present Use:	A - SINGLE FAMILY HOME
Proposed Use:	A - " " " "
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: 212.917 ACRES
Present Use: A
Proposed Use: A

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

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: JAMES & LORE DECAROLIS (1 PIN)
Roll Number: 331054302017600 / 331054302017500 / 331054302017501 (3 properties Roll)
Total Acreage: 212.217
Workable Acreage: 410 ACRES
Existing Farm Type: (i.e., corn, orchard etc) TOBACCO
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 58TH PRIOR TO 1976
2 DWELLINGS
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.):

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:

OWNERS 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:

P-SW. IS AT LEAST 350' FEET AWAY FROM SEWERAGE

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 NET IMPACT ON GROUND WATER

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 400' AWAY

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 350-375' AWAY

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. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

A H COVE, SOUTHWALSINGHAM

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.

FARMS WERE AMALGAMATED IN 2010
LAWYER ERROR 2 DWELLINGS ONE PROPOSED
TO BE SEVERED

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
- ☐ Agricultural Impact Assessment

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

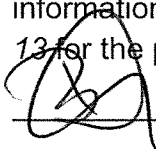
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Permission to Enter Subject Lands

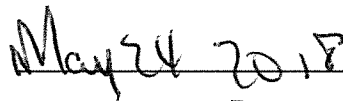
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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



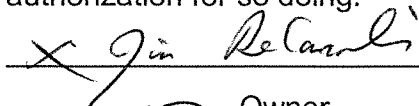
Date

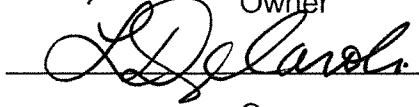
J. Owner's Authorization

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.

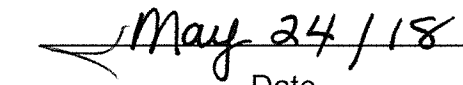
I/~~WE~~ ~~JAMES DELARUE IS LOPI DELARUE~~ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

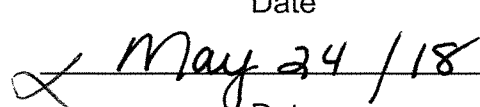
I/We authorize BILLY CHURCH to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner


Owner



Date


Date

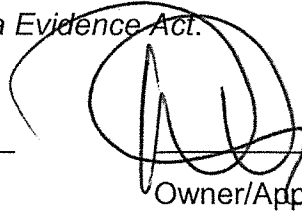
K. Declaration

I, Blair Colyer 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



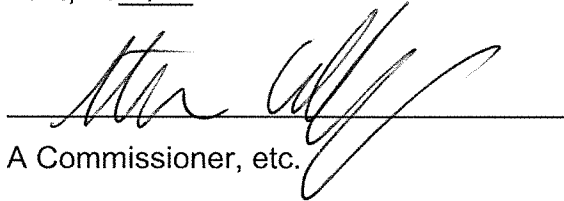
Owner/Applicant/Agent Signature

In Norfolk County

This 5th day of June

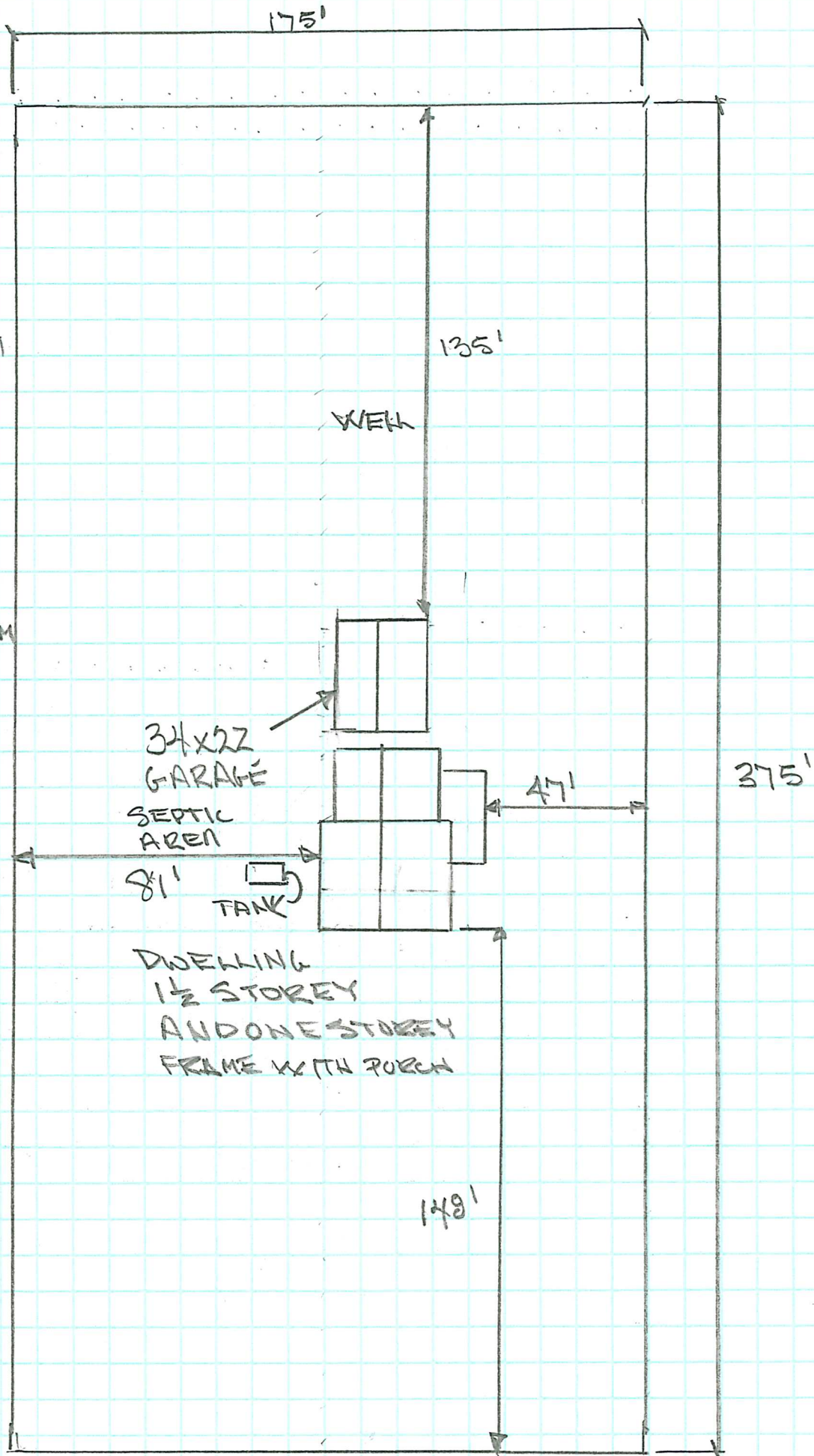
Steven James Colyer,
a Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires April 3, 2021.

A.D., 20 18


A Commissioner, etc.

PROPOSED
SEVERANCE
SURPLUS FARM
DWELLING

JIM + LORI
DE CARONS
1633
CONC ROAD
4/PT HOT 20
S WALSINGHAM



$$\frac{1}{4}'' = 10'$$

MAP NORFOLK - Community Web Map



5/23/2018, 3:40:32 PM

- ☐ Land Parcels
- ☐ Plan Lines

1:2,000
0 0.015 0.03 0.06 mi
0 0.0275 0.055 0.11 km
Queen's Printer for Ontario
Norfolk GIS

Norfolk GIS
© Norfolk County

24x35'
D

RETAINED BUILDINGS

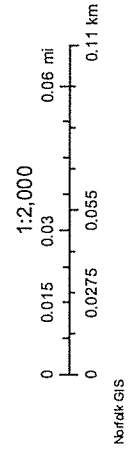
- ① 36x100 GREENHOUSE 50x80(A)
- ② 27x100 GREENHOUSE 35x55(B)
- ③ 35x60 35x60 C
- ④ 20 BUCKING 20 BUCKING

MAP NORFOLK - Community Web Map



5/23/2018, 3:35:20 PM

- Land Parcels
- Plan Lines



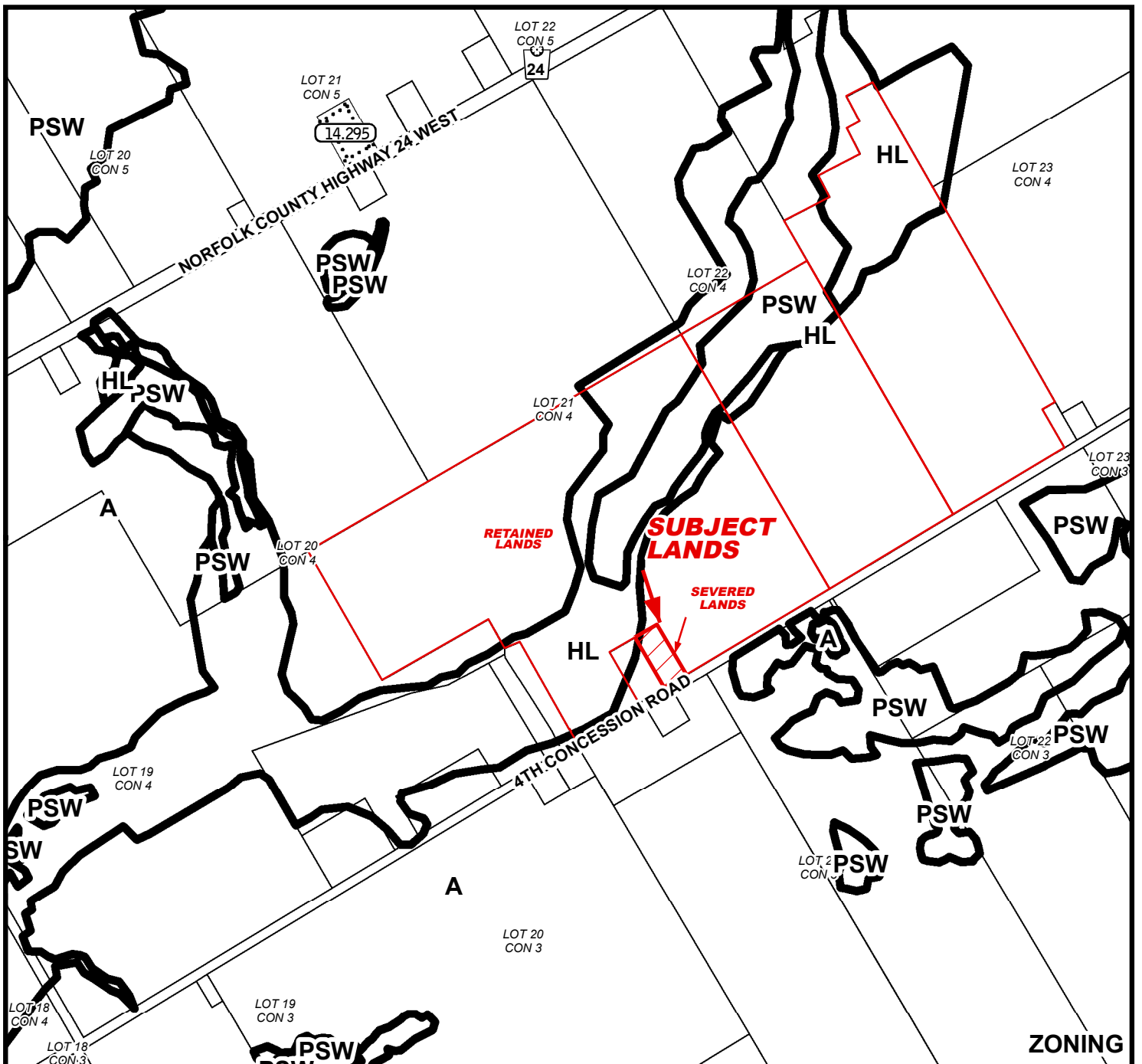
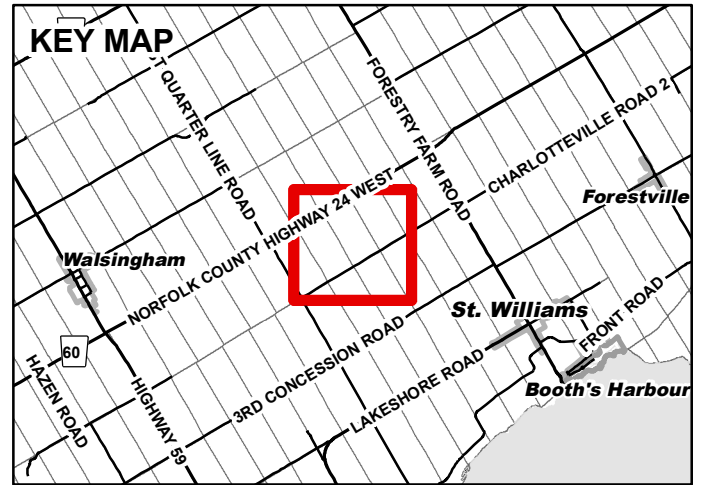
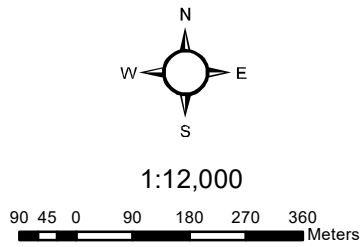
Norfolk GIS
© Norfolk County

MAP 1

File Number: BNPL2018122

Geographic Township of

SOUTH WALSINGHAM



MAP 2

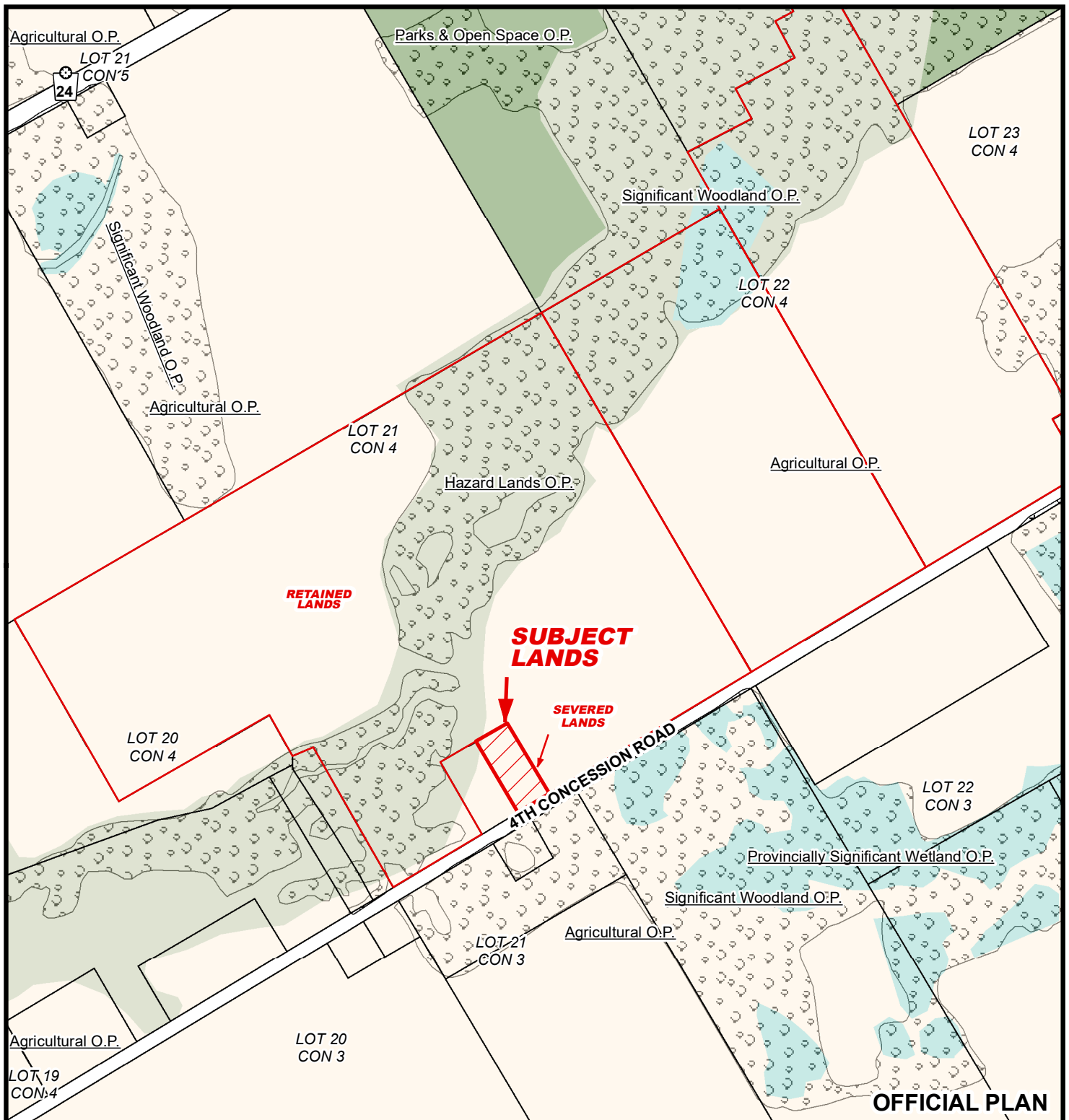
File Number: BNPL2018122

Geographic Township of SOUTH WALSHINGHAM



30 150 30 60 90 120 Meters

1:8,000



MAP 3

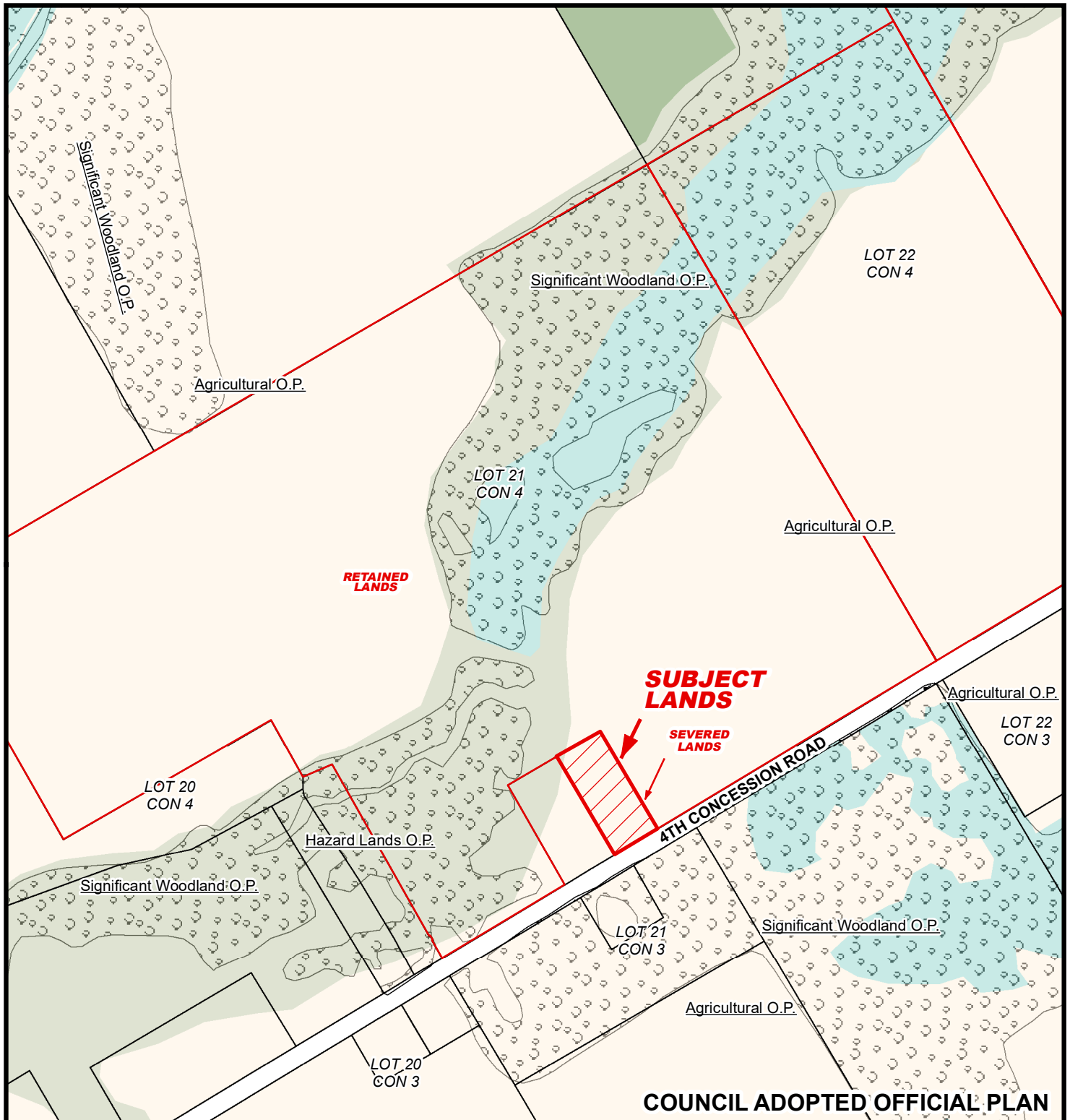
File Number: BNPL2018122

Geographic Township of SOUTH WALSINGHAM



20 40 60 80
Meters

1:5,800

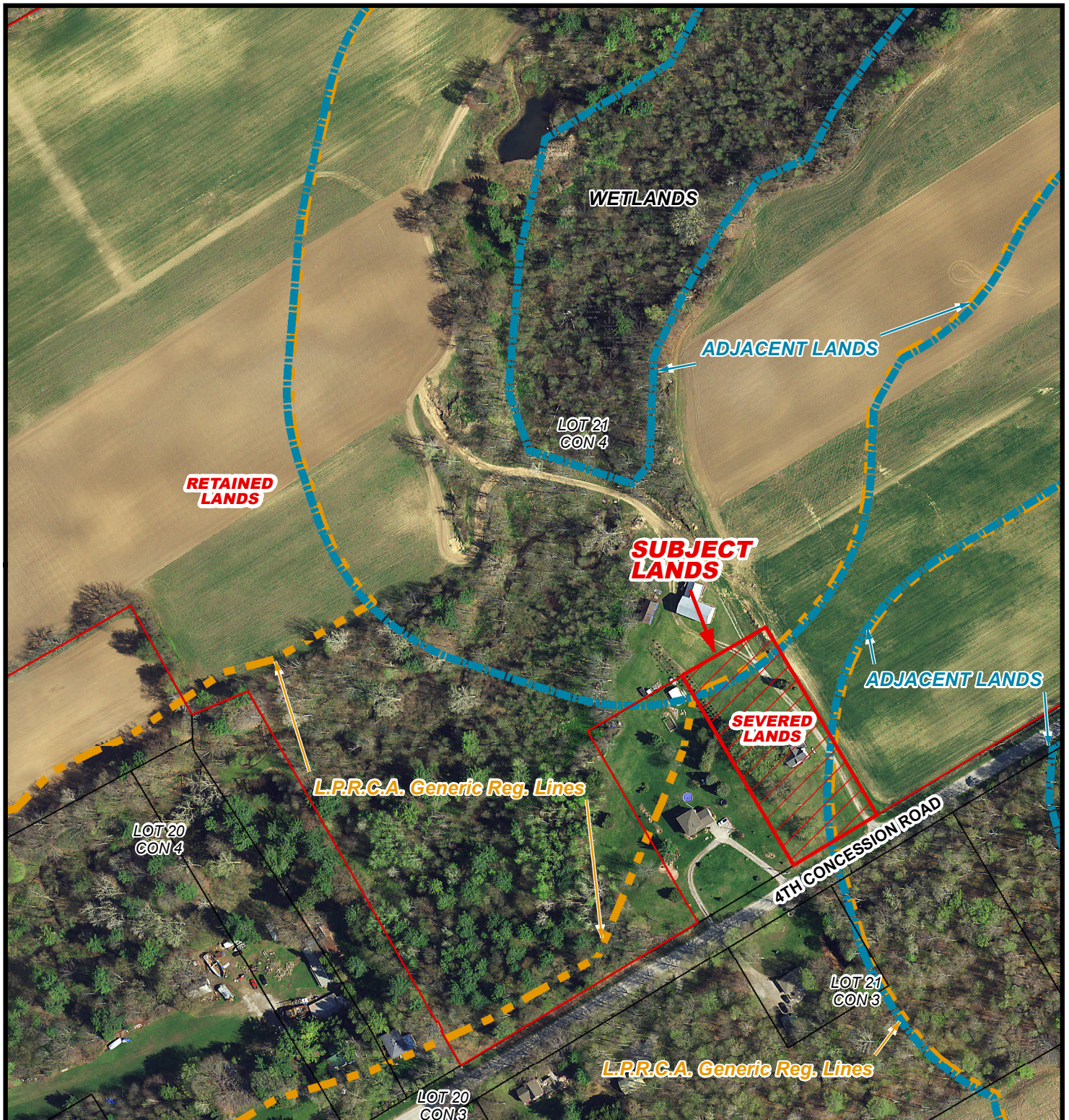
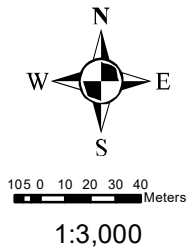


6/11/2018

MAP 4

File Number: BNPL2018122

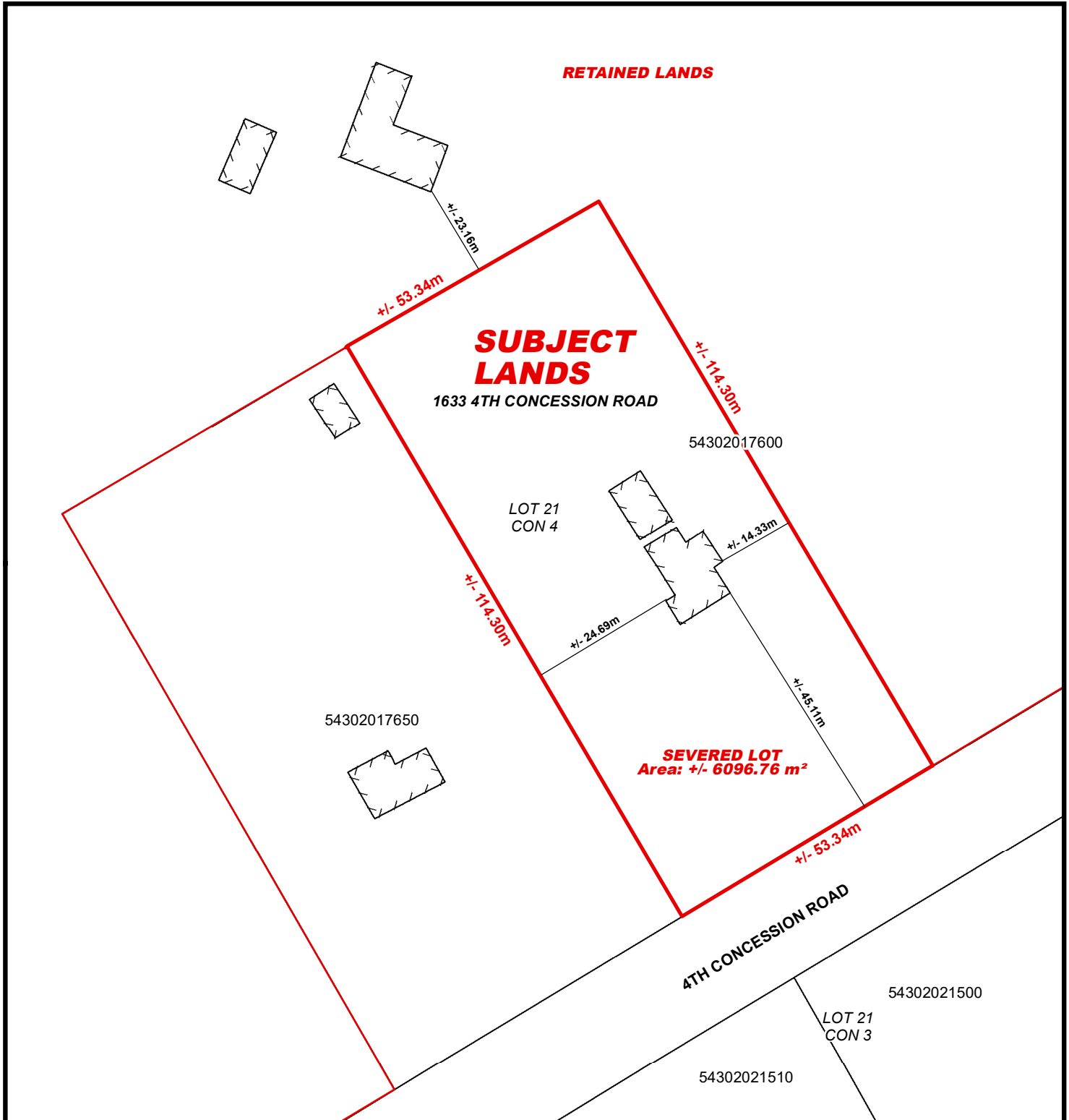
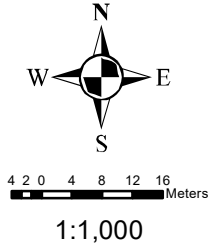
Geographic Township of SOUTH WALSINGHAM



MAP 5

File Number: BNPL2018122

Geographic Township of SOUTH WALSINGHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2018122

Geographic Township of SOUTH WALSINGHAM

